

1 CITY OF PONTIAC - PLANNING COMMISSION

2 WEDNESDAY, MARCH 4, 2020

3 6:30 P.M.

4 A meeting before the Planning
5 Commission, at 47450 Woodward Avenue, 2nd Floor,
6 Council Chambers, Pontiac, Michigan 48342.

7
8 BOARD COMMISSIONERS:

9 Dayne Thomas, Chair

10 Ashley Fegley, Vice-Chairperson

11 Mayor Deirdre Waterman, Commissioner

12 Christopher Northcross, Commissioner

13 Mona Parlove, Commissioner

14 EXCUSED: Lucy Payne, Commissioner

15 Hazel Cadd, Commissioner

16
17
18 CITY OFFICIALS PRESENT:

19 Vernon Gustafsson, Planning Manager

20 Donovan Smith, City Planner

21
22 MINUTES RECORDED BY:

23 Quentina R. Snowden, (CSR-5519)

24 Certified Shorthand Reporter & Notary Public

25

1 MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING
2 COMMISSION:
3 Mr. Daniel Martinez
4 Ms. Karen Jorgensen
5 Mr. Tim Travis
6 Mr. Raymond Katz
7 Mr. Joseph Martinez
8 Mr. Ove Rivera
9 Mr. Michael Frasier
10 Mr. Ghassan Abdelnour
11 Mr. Philip Cwagenberg
12 Mr. Ron Kahn

13
14
15
16
17
18
19
20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

(CALL TO ORDER: Chairperson Thomas called the meeting to order at 6:30 p.m.)

CHAIRPERSON THOMAS: Good evening, ladies and gentlemen. Sorry for the loud whack on the gavel.

FROM THE AUDIENCE: Do you need a new one?

CHAIRPERSON THOMAS: Yeah. Well, welcome to the Pontiac Planning Commission for Wednesday, March 4, 2020. We have kind of a modest agenda tonight not either long, not short. But before we call to order, I always like to introduce my fellow Commissioners just so everyone knows who they are.

To my far left is Commissioner Christopher Northcross. Commission Cadd is excused. Honorable Mayor Dr. Deirdre Waterman will be here momentarily. Immediately to my left is Planning Manager Vern Gustafsson. To my far right is Commissioner Mona Parlove. Then immediately adjacent to my right is Vice-Chair Ashley Fegley. And I'm Chair Dayne Thomas.

And without further ado, Mr. Gustafsson will you call roll call, please.

1 MR. GUSTAFSSON: Yes. Chair Thomas?

2 CHAIRPERSON THOMAS: Present.

3 MR. GUSTAFSSON: Vice-Chair Fegley?

4 VICE-CHAIR FEGLEY: Present.

5 MR. GUSTAFSSON: Commissioner

6 Northcross?

7 COMMISSIONER NORTHCROSS: Present.

8 MR. GUSTAFSSON: Commission Parlove?

9 COMMISSIONER PARLOVE: Present.

10 MR. GUSTAFSSON: We have a quorum.

11 CHAIRPERSON THOMAS: Okay. Very good
12 we have a quorum. Thank you very much.

13 MR. GUSTAFSSON: And if I could excuse
14 Hazel Cadd and also Commissioner Payne.

15 CHAIRPERSON THOMAS: Oh, yeah. That's
16 right. Thank you. Okay. Communication. We have
17 an update with regard to revising the meeting
18 schedule, so Mr. Gustafsson, please.

19 MR. GUSTAFSSON: Yeah. Thank you. As
20 a followup to our discussion at last month's
21 meeting, we had talked collectively about the idea
22 of moving our meetings, still on the first Wednesday
23 of every month, except for starting at 6:30 to start
24 at 6:00. So -- and that seemed -- everybody seemed
25 to nod their heads, so we -- in your packet is a

1 schedule of meeting dates.

2 (6:33 p.m. Mayor Waterman entered
3 council chambers.)

4 MR. GUSTAFSSON: Starting obviously,
5 our next meeting in April through December we'll
6 start in the evening at 6:00. I would just ask for
7 a -- a round of approval for that so we can --

8 CHAIRPERSON THOMAS: May I -- okay.
9 Yeah, may have a motion to approve.

10 VICE-CHAIR FEGLEY: I make a motion.

11 CHAIRPERSON THOMAS: And may I have a
12 second and support?

13 COMMISSIONER NORTHCROSS: Support.

14 CHAIRPERSON THOMAS: Okay. All in
15 favor say "Aye."

16 (All Ayes.)

17 CHAIRPERSON THOMAS: Unanimous
18 approval. I'd like to welcome Honorable Mayor Dr.
19 Deirdre Waterman.

20 Next on the item is the approval of
21 the agenda. So, we know that we're going to make
22 some modifications going forward, but the idea
23 should be to seek approval of the agenda as stated,
24 correct?

25 MR. GUSTAFSSON: That is correct.

1 CHAIRPERSON THOMAS: Okay. So, may I
2 have a motion to accept the agenda as printed and
3 presented.

4 COMMISSIONER PARLOVE: I make a
5 motion.

6 CHAIRPERSON THOMAS: Okay. May I have
7 a second and support?

8 COMMISSIONER NORTHCROSS: Support.

9 CHAIRPERSON THOMAS: Okay. We have
10 approval of the agenda. All in favor say "Aye."

11 (All Ayes.)

12 CHAIRPERSON THOMAS: Unanimous
13 approval. Then to minutes for review and to
14 February 5th. And I go to Commissioner Northcross,
15 please.

16 COMMISSIONER NORTHCROSS: No changes.

17 CHAIRPERSON THOMAS: Okay. Mayor
18 Waterman?

19 MAYOR WATERMAN: No changes.

20 CHAIRPERSON THOMAS: Commissioner
21 Parlove?

22 COMMISSIONER PARLOVE: No changes.

23 CHAIRPERSON THOMAS: Vice-Chair
24 Fegley?

25 VICE-CHAIR FEGLEY: No changes.

1 CHAIRPERSON THOMAS: Okay. Sorry, I
2 didn't plow through -- oops -- all of this, about
3 150 pages worth, but I guess close enough to say I
4 agree as well. So, may I have a motion to approve
5 the minutes?

6 COMMISSIONER PARLOVE: I make a motion
7 to approve the minutes.

8 CHAIRPERSON THOMAS: Second and
9 support?

10 COMMISSIONER NORTHCROSS: Second.

11 CHAIRPERSON THOMAS: We have a motion
12 and support. Any comments or questions before we go
13 to roll call? I guess I said roll call, so take
14 roll call.

15 MR. GUSTAFSSON: I'll do it. Okay.
16 Commissioner -- excuse me. Commissioner Parlove?

17 COMMISSIONER PARLOVE: To approve,
18 yes.

19 MR. GUSTAFSSON: Commissioner
20 Northcross?

21 COMMISSIONER NORTHCROSS: To approve,
22 yes.

23 MR. GUSTAFSSON: Mayor Waterman?

24 MAYOR WATERMAN: To approve, yes.

25 MR. GUSTAFSSON: Vice-Chair Fegley?

1 VICE-CHAIR FEGLEY: Yes.

2 MR. GUSTAFSSON: And Chair Thomas?

3 CHAIRPERSON THOMAS: Yes, to approve.

4 Okay. To the public hearings we go. First item on
5 the agenda is 6.1 ZTA 20-01 and Mr. Gustafsson, do
6 you want to present?

7 MR. GUSTAFSSON: Yes. What I would
8 like to do is I would like to hear the public
9 hearing and go through that. But I would like to
10 just state -- I would ask that we would table this
11 item which is Zoning Text Amendment for the amending
12 the Ordinance Section 2.525 regarding the sale of
13 packaged alcoholic beverages until we have further
14 internal reviews by our City attorney and also in
15 regards to in working with our City Council on these
16 revisions.

17 CHAIRPERSON THOMAS: Okay. Very good.
18 May I have a motion to approve -- or motion to
19 table, please?

20 COMMISSIONER PARLOVE: I make a motion
21 to table this item on our agenda, please.

22 COMMISSIONER NORTHCROSS: I second
23 that.

24 CHAIRPERSON THOMAS: Second and
25 support. Any further comments or questions before

1 we go to roll call?

2 MAYOR WATERMAN: I agree with the --
3 since you asked, I'm not sure you can have a
4 discussion on a motion to table, but since you asked
5 I do agree with Mr. Gustafsson. I think there's a
6 pending issue for this Council -- this Commission
7 rather, regarding how an Ordinance regarding liquor
8 sales are observed. We still have not received a
9 comment or a correction from Council regarding the
10 communication we sent regarding the previous issue
11 we had which I think puts the Commission in a
12 precarious situation. We don't know what set of
13 rules are being followed and we have Ordinances that
14 are not followed.

15 So, I understand, Mr. Gustafsson,
16 wishes to consult with the City attorney, so I am
17 just saying I agree with the motion.

18 CHAIRPERSON THOMAS: Okay. Very good.
19 So, any further comments or questions before we go
20 to roll call? Mr. Gustafsson, roll call, please.

21 MR. GUSTAFSSON: Yes. Commissioner
22 Parlove?

23 COMMISSIONER PARLOVE: Yes, to table.

24 MR. GUSTAFSSON: Commissioner
25 Northcross?

1 COMMISSIONER NORTHCROSS: Yes, to
2 table.

3 MR. GUSTAFSSON: Chair Thomas?

4 CHAIRPERSON THOMAS: Yes, to table.

5 MR. GUSTAFSSON: Vice-Chair Fegley?

6 VICE-CHAIR FEGLEY: Yes, to table.

7 MR. GUSTAFSSON: And Mayor Waterman?

8 MAYOR WATERMAN: Yes, to table.

9 MR. GUSTAFSSON: Okay. Motion passes.

10 CHAIRPERSON THOMAS: Okay. Very good.

11 The next -- next item on the agenda will be 6.2 RLL

12 20-03 and this is at 31 North Saginaw and --

13 Planning Manager Donovan Smith will present.

14 MR. SMITH: All right. Thank you.

15 6.2 RLL 20-03.

16 PROPERTY ADDRESS: 31 North Saginaw

17 PARCEL NO: 64-14-29-433-015

18 APPLICANT: The Alley Cat Cafe

19 CURRENT ZONING: C-2 Downtown

20 Commercial

21 INTENDED USE: Bistro Liquor

22 License

23 (Presentation of facts given by Mr.

24 Smith.)

25 CHAIRPERSON THOMAS: Petitioner is

1 here right in front of me. If you would like to
2 come forward. Any comments or anything -- well,
3 I'll wait until you -- please state your name and
4 address for the record.

5 MR. MARTINEZ: My name is Daniel
6 Martinez. I have the Alley Cat Cafe at 31 North
7 Saginaw here in Pontiac, Michigan.

8 CHAIRPERSON THOMAS: Okay. Thank you.
9 You heard Planning Manager Donovan Smith's
10 presentation of your proposal. Anything that you'd
11 like to add or enhance or add to in any manner?

12 MR. MARTINEZ: All I can say is that I
13 began this process five years ago when I opened the
14 Alley Cat Cafe and we took a little chance in seeing
15 if we can keep a coffee shop open for a little
16 while. And with new owners and improvements to the
17 building and the potential of the building itself we
18 have decided to reopen the main floor restaurant and
19 we have attached them with a staircase between the
20 two so that the downstairs will continue to function
21 as a coffee shop and carryout grab and go -- grab
22 and go foods. We'll have a banquet room in the back
23 and then we have the bar and hot food served on the
24 main floor.

25 CHAIRPERSON THOMAS: Okay. Thank you

1 very much. We're going to go to my fellow
2 Commissioners for any comments or questions,
3 discussion that they may have with you. But I'd
4 like to point out as we were talking about a little
5 bit before, I remember that as a boy as Dickinson's
6 Men's Store/haberdasher. Very, very upscale. So,
7 there was Osmonds and HUB and you know, back in that
8 day they were a very vibrant downtown. So, adding a
9 bistro in my opinion is a -- it's a wonderful
10 building to bring back to life. So, I just want to
11 preface that before we go to my fellow
12 Commissioners.

13 So, to Commissioner Northcross,
14 please.

15 COMMISSIONER NORTHCROSS: No questions
16 at this time.

17 CHAIRPERSON THOMAS: Mayor Waterman,
18 please.

19 MAYOR WATERMAN: So, this would be
20 number three, we've been -- we worked a long time to
21 get these together, so I'm glad that they're being
22 utilized now to bring life into our downtown.

23 CHAIRPERSON THOMAS: Thank you.
24 Commissioner Parlove, please.

25 COMMISSIONER PARLOVE: Mr. Martinez,

1 thank you for coming in front of us this evening.
2 And thank you for your commitment to your business
3 in that location in Pontiac. I know you've been
4 there for some time and I've always enjoyed going to
5 your space and I look forward to approving this so
6 your business can grow and we can watch our downtown
7 improve even more thanks to you.

8 MR. MARTINEZ: Thank you.

9 CHAIRPERSON THOMAS: Thank you very
10 much. Vice-Chair Fegley, please.

11 VICE-CHAIR FEGLEY: No questions.

12 CHAIRPERSON THOMAS: My -- my comments
13 are already out there. It's a wonderful building.
14 You run a very nice business. I've always -- I
15 don't get down there every day, every week,
16 whatever, but I get in there frequently and it's
17 always a very warm and welcoming and inviting spot
18 and so I'm going -- we're going to take a vote here,
19 get a motion in a second and hopefully the bistro
20 will add -- enhance and add more positive activity
21 and vibrancy to the spot.

22 So, without further ado, may I have --
23 there was public hearing? Okay. What we'll do with
24 public hearing just for anyone who hasn't been here
25 before, we'll open public hearing, we'll entertain

1 your questions, we'll aggregate the questions and
2 then we'll answer them at the end of the public
3 hearing. Then we'll come back to my fellow
4 Commissioners for any last questions or comments
5 they have, then we'll seek a motion and a vote.

6 So, without further ado, public --
7 public hearing is open.

8 MS. JORGENSEN: Good evening. My name
9 is Karen Jorgensen. I reside at 35 North Saginaw
10 Street and I'm one of the owners of Pontiac's Little
11 Art Theatre, and I thank the Commission for
12 approving our bistro license. I am here as a
13 neighbor of -- downtown neighbor of Danny's and
14 Robert Karazim asked me to read a little note, he
15 was not able to be present, but he said, "I support
16 Danny Martinez. Danny's brought business from
17 Detroit to the boom of Pontiac five years ago being
18 a pillar of the community. This cafe hosts every
19 public meeting from the Downtown Business
20 Association to Main Street to all of the Art Crawl
21 meetings. It is time we, Pontiac, give Danny
22 back -- I'm sorry. It is time we, Pontiac, give
23 back to Danny and let him and his business grow. Of
24 sound mind and body, Robert Karazim."

25 I have been residing in Pontiac for

1 about ten years and I would say since Danny decided
2 to move into Pontiac, I -- I remember the first day
3 that I met him he was literally in the alley with
4 his parents and they had decided that they were
5 going to turn the building into a cafe. And his
6 wife, Jen, came up with the name, The Alley Cat.
7 So, kind of apropos for having the entrance right
8 off of Lawrence and Saginaw Street.

9 Danny, I know he and his wife have
10 pretty much given up their blood, sweat and tears.
11 His children have worked there -- I'm sorry? And
12 money. And so -- and the time that Danny has been
13 here we've had probably five different restaurants
14 that have come and gone. And not only is it a great
15 space, it's like the hub of downtown. If you want
16 to meet somebody it's usually down at The Alley Cat.
17 If you want to know what's going on downtown
18 Pontiac, you're at the Alley Cat, because
19 everybody's in-the-know there. Not only does he
20 have a great space and is open every day and puts up
21 with me a lot, but he's done some incredible wine
22 tastings. And we've had all of our monthly Downtown
23 Business Association meetings there, Main Street
24 Pontiac meetings, a rotary, I'm there weekly for
25 that. Danny is going to be bringing some incredible

1 foods to us, because he is an instructor at the
2 Dorsey Culinary Art. And I was talking to his wife
3 this morning and Jen said, "Yeah, we started out
4 with two employees" and now they're up to eight
5 employees at their place.

6 So, I just feel that he's waited a
7 long time, he's given up a lot and I think if
8 anybody deserves this license it's Danny and his
9 wife, because they have really put their all into
10 this and they have struggled a lot, and hopefully
11 shortly we'll see the fruits of their labors. Thank
12 you.

13 CHAIRPERSON THOMAS: Thank you.

14 MR. TRAVIS: Hi, my name is Tim
15 Travis. I own Goldner Walsh Garden & Home in
16 Pontiac, it's really my address. But Danny -- I've
17 known Danny since he's been here too. As fellow
18 independent small business owner I know -- I know
19 what he -- he has done and the commitment he's had
20 to build his business. He needs like anybody else
21 the support from the community, but as much as he
22 needs, he gives. And I'm also the president of
23 Pontiac Rotary. We have our meetings there every
24 week and any other events that are local like the
25 arts or business, he's wide open to let us use his

1 space. It's a great space. And again, it's hard to
2 run a business particularly a small cafe and to be
3 sustainable. But he's somebody who thinks way
4 outside of the box. He's done some great events at
5 my business for other -- for dinners and weddings
6 and -- and whatever. And it really amazes me the
7 amount of passion and amount of energy he has and on
8 top of that he's teaching at Dorsey School and he --
9 I don't know how he does it. It's -- it's inspiring
10 to see somebody of that caliber in downtown. And I
11 support him as much as I can and I'm thrilled to see
12 that he has an opportunity to grow his business,
13 because that's what it takes. But we need to let
14 people grow their business, because it all benefits
15 downtown. Downtown is -- and the people who come
16 here are starving for something new with some energy
17 and he's done a great job, but I just can't even
18 imagine how fabulous it's going to be when he's able
19 to expand from that. So, I'm a big supporter. He's
20 a great guy, he's as hard-working and committed to
21 this community as anybody else. And he's a role
22 model. So, I support him. Thank you.

23 CHAIRPERSON THOMAS: Thank you. Any
24 further public comments? Okay. With that, I'll
25 close public hearing. I don't think that there were

1 any questions, but any further comments or
2 discussion from my fellow Commissioners?

3 COMMISSIONER NORTHCROSS: No comments.

4 CHAIRPERSON THOMAS: Mayor Waterman?

5 MAYOR WATERMAN: No comments.

6 CHAIRPERSON THOMAS: Okay.

7 Commissioner Parlove?

8 COMMISSIONER PARLOVE: No comment.

9 CHAIRPERSON THOMAS: Vice-Chair
10 Fegley?

11 VICE-CHAIR FEGLEY: No comments.

12 CHAIRPERSON THOMAS: I don't either.

13 I'm -- I'm going to be optimistic here that you're
14 going to get a favorable result. And so, without
15 further ado may I have a motion, please?

16 COMMISSIONER PARLOVE: I would love to
17 make this motion. I make a motion to approve SEP
18 20-03 Special Exemption Permit for a Redevelopment
19 "Bistro" Liquor License for the Alley Cat Cafe,
20 cutest name ever by the way, 31 North Saginaw
21 Street, Parcel Number 64-14-29-433-015.

22 CHAIRPERSON THOMAS: Thank you. May I
23 have a second and support?

24 MR. SMITH: And -- I'm sorry. And for
25 the record, can you address it also as "RLL 20-03".

1 COMMISSIONER PARLOVE: It is also RLL
2 20-03. Okay.

3 MR. SMITH: Thank you.

4 COMMISSIONER PARLOVE: Yes, that too.

5 CHAIRPERSON THOMAS: So we have a
6 motion, may I have a second and support?

7 MAYOR WATERMAN: Support.

8 CHAIRPERSON THOMAS: Okay. We have a
9 motion, second and support. Any further comments or
10 questions before we go to roll call? Mr.
11 Gustafsson, roll call, please.

12 MR. GUSTAFSSON: Yes. Commissioner
13 Parlove?

14 COMMISSIONER PARLOVE: Yes.

15 MR. GUSTAFSSON: Mayor Waterman?

16 MAYOR WATERMAN: Yes.

17 MR. GUSTAFSSON: Vice-Chair Fegley?

18 VICE-CHAIR FEGLEY: Yes.

19 MR. GUSTAFSSON: Chair Thomas?

20 CHAIRPERSON THOMAS: Yes.

21 MR. GUSTAFSSON: And Commissioner
22 Northcross?

23 COMMISSIONER NORTHCROSS: Yes.

24 MR. GUSTAFSSON: Okay. Motion passes.

25 AYES: Thomas, Fegley, Northcross,

1 Waterman, Parlove.

2 NAYS: (None.)

3 ABSTAIN: (None.)

4 MOTION CARRIES 5-0-0.

5 CHAIRPERSON THOMAS: Congratulations.

6 Let us know how we can help.

7 MR. MARTINEZ: Spend lots of money at
8 The Alley Cat.

9 CHAIRPERSON THOMAS: Before you walk
10 away, what's kind of the timeline, roughly speaking?

11 MR. MARTINEZ: So, the paperwork to
12 the City as you know is in, the paperwork to the
13 State has already been submitted. The -- I'm
14 waiting now, now that I've passed this Board, I go
15 before City Council in the next week or two
16 depending on how soon they can get me on the docket.
17 And then once that is approved, if I -- if that all
18 goes smooth and I think it will, then the paperwork
19 goes to the State, that could be three months -- it
20 could be up to three months.

21 So, hopefully by the middle of summer,
22 definitely by the Dream -- Dream Cruise. In the
23 short term, once we finalize inspections for the
24 main floor so that we can expand up there, we will
25 probably start off by expanding our lunch and

1 breakfast menu and then -- so we can practice
2 waiting tables and having that formal service. And
3 then when the liquor license comes through then we
4 open for dinner. We'll probably do pop-ups and
5 things in the -- in the meantime. And yeah, we want
6 to be that place, no TVs, you come for dinner and
7 conversation or to find out, you know, what's going
8 on downtown.

9 COMMISSIONER PARLOVE: Check your
10 phone at the door.

11 MR. MARTINEZ: Yeah, check your phone
12 at the door.

13 CHAIRPERSON THOMAS: Well,
14 congratulations. We look forward to --

15 MR. MARTINEZ: Thank you so much.
16 Going to list my house, it's going -- I'm moving to
17 Pontiac. I'm looking to buy a house somewhere in
18 the very close vicinity, I don't want to be driving
19 for a half hour to get to my coffee shop I want to
20 ride my bike in ten minutes. All right.

21 CHAIRPERSON THOMAS: Well, we'll help
22 you out with that as well. Congratulations.

23 MR. MARTINEZ: Thank you so much.

24 CHAIRPERSON THOMAS: Okay. To the
25 next item we shall go, 6.3 VSA 19-04, it's

1 identified as a portion of Thomas Lane. And City
2 Planner Donovan Smith will present.

3 (Presentation of facts by Mr. Smith.)

4 6.3 VSA 19-04

5 PROPERTY ADDRESS: Portion of
6 Thomas Lane

7 PARCEL NO: 64-14-31-277-019

8 APPLICANT: Raymond Katz.

9 INTENDED USE: Request to vacate
10 portion of Thomas Lane

11 CHAIRPERSON THOMAS: Thank you very
12 much. I think the Petitioner is here and if you'd
13 like to come forward and state your name and address
14 for the record and anything that you'd like to add
15 or enhance with regard to Mr. Smith's presentation?

16 MR. KATZ: Could we go back? Thank
17 you.

18 MR. SMITH: Want a pointer?

19 MR. KATZ: So, I -- all right. I
20 think the --

21 CHAIRPERSON THOMAS: State your name
22 and address for the record, please.

23 MR. KATZ: My name is Raymond Katz and
24 I live at 1057 James K, I've lived there since 1984.
25 And previous to that I lived at his property which

1 I've been in possession of since 1974. I've been a
2 resident of Pontiac since 1974. And there is a
3 variety of reasons why we're petitioning for the
4 piece of property which I'd like to discuss with
5 you. If I might move forward here just to kind of
6 show you a few things. Some you may not know me,
7 but I'm --

8 CHAIRPERSON THOMAS: Keep that
9 microphone close to your --

10 MR. KATZ: Okay. Some of you may not
11 know me, I taught at Oakland Community College for
12 48 years, I was head of the art department I started
13 it there in 1968 and I retired two years ago. I'm a
14 working sculptor, I exhibit my artwork throughout
15 the country as well as locally in many different
16 communities in the metropolitan Detroit area. And I
17 use my property as a studio, plus I also have two
18 rental properties on the property as well which were
19 part and parcel of the property when I purchased it.

20 And I purchased the property at --
21 properties that I'm going to discuss with you at
22 three different times. So, I essentially purchased
23 one and then added another and then added another.

24 So, I believe this drawing is turned
25 around. It seemed to me that the wider part of the

1 drawing should be here and the narrower part should
2 be here, because this is where the bridge is. So,
3 there's a bridge along Thomas Road right here.

4 CHAIRPERSON THOMAS: Might want to
5 kind of stand off to the side so that our --

6 MR. KATZ: The bridge is right here,
7 you can see it right there. And this portion of the
8 property belongs to me. So, this person is
9 landlocked nevertheless and I have considered
10 contacting them. I've been in touch with them
11 previously, the property is part of a trust and it
12 hasn't been accessed. I've been on the property for
13 74 (sic) years and I've only met these people once
14 and that was decades ago, they live Up North. So,
15 in any event, the bridge here which is used with --
16 this is a private road here starting from the middle
17 of the bridge, I have Riparian rights from the
18 middle of the Clinton River all the way back across
19 the rails and trails which we acquired -- the City
20 of Pontiac acquired from the -- the train company.
21 And then I have a gate here and then this is my
22 studio right here and this is the one parcel, two
23 parcels, three parcels, four parcels that I own
24 here.

25 Now the problem here is multiple. The

1 biggest problem we have right now is this -- this
2 bridge needs to be repaired. It's not -- it's to
3 the point where public traffic shouldn't really be
4 going across it, it's still accessible and I plan on
5 doing some repair work to it myself as soon the
6 weather changes. But the City owns half of this
7 bridge, because they have Riparian rights to the
8 middle of the bridge at the Clinton River here. You
9 can see the Clinton River. Actually, this might be
10 the property line, but it's also the Clinton River.
11 Actually the Clinton River runs right along here and
12 then all the way, you know, around here and back
13 around my property and then it -- it's a floodplain
14 and then it goes out to Crystal Lake. And -- so in
15 any event -- so, that's one problem, the bridge
16 needs to be repaired. The City has never maintained
17 this road. They haven't maintained it since
18 approximately 1984, I've been there since 1974. We
19 used to have our garbage picked up back here, they
20 used to plow this road, they used to gravel it.
21 Occasionally they would cut the lawn. I've
22 maintained this property here for 35 years.

23 The City has never come in here. The
24 mailbox for the property is right out here and we
25 put our garbage out right here every Friday morning.

1 So, we have been maintaining this property for
2 35 years. When I say "We" I mean myself primarily.
3 I've also maintained the bridge and then I maintain
4 this road which is a private road that goes -- ends
5 at the rails and trails. I'd like to make it clear
6 that I have no intention of creating any obstacles
7 to accessibility to the road or the property. DTE
8 was back there today, they put up a new telephone
9 pole and did electrical work as well. In fact, they
10 didn't finish the job, they're going to be there
11 tomorrow and they're right here, there's a telephone
12 pole right here -- no, it's right here, excuse me.
13 And they were inside the property.

14 So, the accessibility to the property
15 is also accessible through the rails and trails,
16 because of -- of many -- of the repair people that
17 have come in for their sewer or for cleaning have
18 come in from either end, from Orchard Lake Road or
19 from Bagley.

20 So, the property is accessible, it
21 will always be accessible. What we would like to do
22 here is we would like to put up some stanchions and
23 a gate so it's accessible to walking and bike
24 traffic, people with strollers, anyone that wants to
25 access the trail from here we wouldn't cut off

1 accessibility in any way, shape, or form. What we
2 want to stop is we want to stop the motorcycles, the
3 ATVs, the auto traffic and all -- and dumping, which
4 I personally have taken responsibility for keeping
5 this area clean for the last -- since 1974. When I
6 first moved here this was a dump. People dumped
7 their trash here, they dumped their trees here and
8 subsequently now if you go back there you'll see
9 it's relatively clean, you know, except for some
10 bush debris.

11 So, the plan is just to not close this
12 off for pedestrian traffic, nor to close it off to
13 resources that require accessibility, you know, to
14 the property. I mean, so, Tim Travis is here today,
15 he's got some problems in this area, he's had his
16 yard broken in several times at this point right
17 here. So, what we'd like to do is we'd like to make
18 it inaccessible for automobile traffic. And
19 basically it would be -- this is a private road,
20 this part of the road belongs to the City. The
21 entire road is gravel.

22 The bridge is covered with asphalt
23 which is -- at the moment is in a state of slight
24 deterioration, it needs to be repaired. I have
25 asphalted this bridge three times and repaired it

1 once in the last 35 years personally. I have never
2 gone to City for any support whatsoever, because it
3 was always a very complicated issue.

4 Fire Department no longer will come
5 down here, because they don't want to go over the
6 bridge and usually we don't allow, you know, heavy
7 trucks to access the bridge. So, last week someone
8 came down the bridge and they got their car stuck
9 here and they had to have it towed out. Three weeks
10 ago someone drove down the trail at a very excessive
11 speed and I have some rocks here, because there are
12 no stanchions here to keep people -- traffic from
13 going onto the trail -- motorized traffic. There
14 are signs posted at either end by Oakland County or
15 the City of Pontiac, but often we get -- we get
16 automobile traffic or we certainly get motorcycles,
17 ATVs and various other kinds of motor vehicles in
18 here.

19 So, last week -- last -- three weeks
20 ago someone drove their truck from Orchard Lake Road
21 their car all the way down here at a very high speed
22 and when they found there was obstacle here they
23 ended up in the woods. Oakland County had to come
24 in and have the car towed out of there. Those are
25 the kind of things that we would like to get rid of.

1 We don't want -- we don't want to stop people from
2 coming down here to use the trail. My studio which
3 is here is a very iconic sort of place, people stop
4 by and gaze at it often or if I'm there, you know,
5 create conversations with me, because I have my work
6 out here in this space and if you've been back there
7 you've probably seen it and I even have a sculpture
8 here outside the gate.

9 So, the main reason is one, is to cut
10 down on the motorized traffic and two, to eliminate
11 automobile traffic over the bridge. Does anybody
12 have any questions?

13 CHAIRPERSON THOMAS: Yeah, with -- and
14 thank you. With respect to the time for the other
15 Petitioners maybe if you can come back to the podium
16 and we'll open up questions --

17 MR KATZ: I'll speak into the
18 microphone.

19 CHAIRPERSON THOMAS: -- and maybe you
20 can put the microphone back into the holder.

21 MR. KATZ: I'm not used to being in a
22 public venue.

23 CHAIRPERSON THOMAS: No, that's okay.
24 You're fine. To my fellow Commissioners for any
25 comments or questions, please. Commissioner

1 Northcross?

2 COMMISSIONER NORTHCROSS: Yes. If --
3 if I am hearing you correctly, your main concern is
4 the unwanted traffic coming up and down this road.
5 Then I hear that the City has an issue with some
6 drainage pipes that are there and the -- right now
7 we don't have a -- an agreement for an easement to
8 get to those pipes if I'm -- for access to those
9 pipes?

10 MR. GUSTAFSSON: That is correct. And
11 those -- those type of easements would follow a
12 recommendation, whatever the recommendation is to
13 City Council and that will be done either prior or
14 after City Council reviews and approves. And at
15 that time, the easements would be created for the
16 utilities and Water Resource Commission and also for
17 the City to go in and maintain structures, replace
18 structures and so forth. So, that -- that still has
19 to be done.

20 COMMISSIONER NORTHCROSS: Okay.

21 MR. KATZ: And that's never been a
22 problem, because the City and the County and private
23 persons have been able to access the property in any
24 event, because -- they always consult with me about
25 going over the bridge.

1 So, for example, today a person from
2 DTE, the subcontractor, he's been in touch with me a
3 couple times, but he discussed with me his concern
4 about the bridge, because he didn't want to bring
5 those big heavy trucks over the bridge. So, they
6 parked trucks out on Thomas across from the
7 apartments and they brought in some small motorized
8 vehicles to do the work. Also, the company that
9 does the sewer cleaning and puts the synthetic
10 tubing, they've also come back there. Usually they
11 try to access those sewers through the rails --
12 through the trail. They come in at Orchard Lake
13 Road because also the bridge will not support the
14 kind of machinery that they bring in to do that kind
15 of work. So, the bridge is not really conducive for
16 heavy industrial traffic, nevertheless. So, we've
17 always been able to work that out, you know, with
18 them without even ever having to go through to the
19 City. It's never been a problem. But I would be
20 more than willing to, you know, contribute to
21 signing those kinds of agreements if, you know, this
22 were to come to pass.

23 COMMISSIONER NORTHCROSS: I've never
24 seen traffic -- I think I maybe have seen once or
25 twice going into your -- into your house there as I

1 rode my bicycle along and I said "Whoa, there is
2 someone back there", but most of the time it's
3 deserted, I don't -- don't see any traffic there.

4 MR. KATZ: You're not there 24/7. So,
5 I just talked to Gerry in the apartments on Thomas
6 and I wish he had shown up here tonight, because he
7 has some also -- some serious concerns about the
8 traffic that goes in and out of there. There's also
9 traffic on Clinton River Drive and that's one of the
10 reasons why the City blocked Clinton River Drive,
11 you know, there's cement there, the people can't go
12 through Clinton River Drive from Orchard Lake around
13 past Salmer and back up through Thomas, because it's
14 blockaded.

15 So, there is a significant amount of
16 traffic there especially in the warmer months. So,
17 you know, you could stand there on a Saturday or
18 Sunday and -- and park your car right there and you
19 would see ATVs, crotch rockets, motorcycles, four
20 wheeled vehicles. I've called Oakland County
21 numerous times, you could check their records, it's
22 an ongoing -- it's an ongoing problem that's been
23 going on ever since the trail was opened up and the
24 railroad tracks disappeared. We didn't have that
25 problem before when the railroad tracks were there,

1 because it was essentially inaccessible. We still
2 have people that will come down the trail and go
3 onto the property that's adjacent to me, because
4 there's a trail at the back of that property along
5 the Clinton River that people walk on that trail
6 from the trail in front of my property all the way
7 over to the Washington Subdivision. They can walk
8 along the river there's a path there, we've never
9 closed that off, people use that regular. Children,
10 you know, ride their bicycles there. Everything
11 would still remain the same, it would just not be
12 accessible to any kind of motor vehicle traffic.

13 And then there's the other issue of
14 the bridge. You know, if the City is going to hold
15 onto property, then the City is going to have to
16 make an effort to maintain the bridge, because the
17 bridge is -- half of the bridge is on their
18 property.

19 COMMISSIONER NORTHCROSS: Okay.

20 MR. KATZ: Is that not correct, Vern?

21 MR. GUSTAFSSON: That is correct.

22 CHAIRPERSON THOMAS: Anything further?

23 COMMISSIONER NORTHCROSS: That
24 satisfies my questions for right now. I'll listen
25 to the public hearing.

1 CHAIRPERSON THOMAS: Okay. Thank you
2 very much. Mayor Waterman, please.

3 MAYOR WATERMAN: I'm just trying to
4 understand. So, the trail -- you still have to
5 provide access to hikers and all of that, and a
6 portion of the trail that would be affected by this
7 particular vacation would be -- can you show that
8 again, Donovan?

9 MR. GUSTAFSSON: See the small
10 triangle between the two stars? That is privately
11 owned.

12 As Mr. Katz indicated, he spoke with
13 that individual once in his lifetime I think. And
14 that was our concern, it was brought up by DPW with
15 regards to that being private and also where the
16 stars are represents public that does kind of
17 landlock that -- landlock it if we do vacate that --
18 that southern portion of Thomas Lane. I did --

19 MR. KATZ: Well, this is -- this is a
20 private -- this is my property here.

21 MR. GUSTAFSSON: So, this property is
22 landlocked anyway, you know? I mean, I can put a
23 gate right here if I chose, because this is my
24 property and they're not going to -- you know --
25 they don't have access to this property now, it's

1 landlocked and it always has been. You know, they
2 have access to this property from the rails and
3 trails, and that, you know, that's always -- that's
4 always been the way it is.

5 However, this portion of this area
6 here is my property and this is the road that goes
7 through my property and this is the rest of my
8 property that abuts up to the Clinton River.

9 MR. GUSTAFSSON: So, with that being
10 said, and I guess the -- the issue -- you're making
11 very valid points in regards to what you want to do
12 at the end of Thomas Lane in regards to putting up
13 stanchions when we do have public hearing I did
14 receive a letter actually today from Gerry Clixby
15 representing Orchard Woods Apartments and I would
16 like to read that into the record as part of --
17 during the public hearing. Had a similar type of
18 concerns and issues and it's -- we understand kind
19 of -- we have a better understanding in regards of
20 what you want to do by creating those stanchions and
21 not allowing those type of vehicles -- all terrain
22 vehicles to go through the property.

23 With that being said, I would suggest
24 to the Commission we still hold the public hearing
25 for allowing public comment, but I would ask that

1 you table this until -- I would like to talk with
2 our City attorney as relates to this matter just to
3 kind of clarify the issues of the property owners
4 and seeing how we could accommodate what you want to
5 do versus the owner's rights that are there with
6 particularly that one private property. Granted we
7 have some public property also there, so that would
8 by my suggestion, but I would ask that we still do
9 the public hearing, if there's any public comment to
10 be made and then I would like to read the letter
11 that I received today.

12 CHAIRPERSON THOMAS: Right. Then
13 table -- recommend for table. Not that we're not --
14 it doesn't mean it can't get done, but we've got
15 some housekeeping to do and everybody wants it to
16 work out best for you and, you know, personally
17 that's landlocked. And so, anyhow Mayor, any
18 further questions?

19 MAYOR WATERMAN: I don't have any
20 questions.

21 CHAIRPERSON THOMAS: Commissioner
22 Parlove, please.

23 COMMISSIONER PARLOVE: I have a couple
24 of questions. Is it Dr. Katz?

25 MR. KATZ: No. It's Mr. Katz.

1 COMMISSIONER PARLOVE: Okay. Mr.
2 Katz.

3 MR. KATZ: I didn't get that far.

4 COMMISSIONER PARLOVE: Do you go to
5 the Alley Cat Cafe?

6 MR. KATZ: Pardon?

7 COMMISSIONER PARLOVE: So, do you go
8 to the Alley Cat Cafe. No. My question then is if
9 there are stanchions there, how do you access your
10 own property?

11 MR. KATZ: I would have a gate there.

12 COMMISSIONER PARLOVE: So, you'd have
13 a gate and stanchions?

14 MR. KATZ: Exactly. So, I would like
15 to put up a gate and stanchions. I'm considering
16 putting a gate up in any event. I have a gate on my
17 property at the rails and trails to my property.

18 But the property -- my additional
19 property which is in front of the -- and I believe
20 that these people have an access egress agreement
21 that I have that's about 75 or 90 years old. The
22 same agreement that I have here, I believe there's
23 an agreement to allow them access to this property
24 and I can -- I can get that together for you, it's a
25 very old document. And what it does is it covered

1 this whole area when it was a farm, you know, way
2 back in the 1920s and the 1930s and I believe my --
3 my attorney did review that at one time.

4 COMMISSIONER PARLOVE: Is that a
5 recorded document or no?

6 MR. KATZ: Yes. It's a recorded
7 document and it's a land -- it's a land agreement
8 that encompasses all of this property that was
9 privately owned at one time.

10 And so, you know, they would still
11 have access to this property, because there would be
12 a gate there and they would have access to the
13 property through the gate. I would not make any
14 effort to keep them off of this property. However,
15 they have never used this property. And if it came
16 down to the fact that that was an issue, I would
17 make an effort to purchase this property.

18 COMMISSIONER PARLOVE: Okay. The
19 question I have, when I was reading through this
20 information did you offer to buy this parcel from
21 the City?

22 MR. KATZ: I gave the City \$1,500 and
23 offered to buy this property from the City, yes.

24 COMMISSIONER PARLOVE: Okay.

25 MR. KATZ: When -- when I filed the

1 vacation form, I was apprised that I had to purchase
2 the property and that I had to get the neighbor --
3 the only private owner other than this person at the
4 triangle is Tim Travis of Goldner Walsh, his
5 property abuts up to that triangle. So, he signed
6 off on that and I submitted the proper documentation
7 with a \$1,500 check which the City cashed.

8 COMMISSIONER PARLOVE: Okay. So, you
9 -- so the City -- so the \$1,500 is for this process
10 or to purchase that piece of property?

11 MR. KATZ: Purchase that piece of
12 property.

13 COMMISSIONER PARLOVE: So, did the
14 City agree to sell this property for \$1,500?

15 MR. GUSTAFSSON: No, it is the
16 application fee.

17 COMMISSIONER PARLOVE: Thank you for
18 the clarification.

19 MR. KATZ: All right. I did not know
20 that.

21 COMMISSIONER PARLOVE: I want in on
22 this deal if it's \$1,500.

23 Okay. That's my -- that's my ultimate
24 question is I find this -- your argument is
25 compelling, but I don't think that it needs to

1 necessarily be that the City gives you this section
2 of street in order to keep traffic off that road or
3 off the trail, because the City could put stanchions
4 up.

5 MR. KATZ: The City has neglected that
6 area entirely for decades. There are no stanchions
7 on the trail at either end. Automobile traffic can
8 access the rails and trails at will, there are no
9 stanchions at my property.

10 COMMISSIONER PARLOVE: Right, I
11 understand that.

12 MR. KATZ: If you've been down there,
13 I have rocks there, Tim and have I put rocks on the
14 railroad bridge which crosses the Clinton River east
15 of us to keep the motor vehicle traffic off of the
16 rails and trails and people have removed those
17 rocks.

18 So, unless the City is willing to come
19 in and secure the area and maintain it, cut the
20 grass, you know, maintain the road, plow the road --
21 pardon.

22 FROM THE AUDIENCE: Fix the bridge.

23 MR. KATZ: And fix the bridge.

24 COMMISSIONER PARLOVE: Okay. So,
25 maybe we need to have more of that conversation

1 before I make a decision.

2 MR. KATZ: And I am willing to
3 purchase the property if there is a purchase price
4 made available to me.

5 COMMISSIONER PARLOVE: Okay. That's
6 good to know. Those are my questions for the
7 moment.

8 CHAIRPERSON THOMAS: Thank you.
9 Vice-Chair Fegley, please.

10 VICE-CHAIR FEGLEY: I don't have any
11 questions.

12 CHAIRPERSON THOMAS: I don't have any
13 questions either. I'm going to open up to public
14 hearing. Please come forward, state your name and
15 address for the record, please.

16 MR. TRAVIS: I'm Tim Travis. I own
17 Goldner Walsh Garden, 559 Orchard Lake. That corner
18 that he's talking about has been in the past a huge
19 problem for me, because trucks and people park back
20 there doing different things, but I've had
21 situations where they would steal plants from me,
22 throw it over the fence or cut the fence and -- and
23 take the -- take the plants away. Nobody -- the
24 cops don't see it, nobody sees them, it is a very
25 dark and kind of a scary place there.

1 So, it's -- it is really not a place
2 that Pontiac wants to own if somebody is willing to
3 take care of it. I mean, if you factor in how much
4 it would cost to fix half of the bridge, it's not
5 worth it.

6 The other thing to keep in mind, and I
7 don't know, this is completely separate matter, I
8 know that there are situations -- and I can be
9 wrong, like where the Wessen Tennis Club is, I think
10 at one point since that property was sold, but part
11 of that was owned by the DNR, wasn't there some
12 situation where the City has to replace a set amount
13 of property to make up for the property that was
14 sold. If that's the case, then maybe you should go
15 and approach these private owners who have some
16 weird -- who knows why they own it and why don't you
17 buy it from them? You already have property
18 adjacent to it, make it a bigger public park or
19 property. It's already there, it's a beautiful
20 piece of property, but it's not developable and it
21 definitely would add a lot of security for me and
22 also the apartment complex.

23 And the other part, they were talking
24 about the road traffic and why I've gone in there
25 with huge boulders by the bridge is if a car goes

1 over that wood bridge, it's going fall through. And
2 there is nothing to stop them. So, there's so many
3 huge hazards for people who don't care, just like
4 they -- the guy just last week, he backed in and got
5 stuck in the woods, you know, we don't need that
6 kind of traffic.

7 Now, I've been there -- I've been on
8 that property for 40 years, quite honestly I didn't
9 know Ray Katz was behind me. I didn't know who he
10 was, but he is -- I do know him now and I've known
11 him for years and he is -- he is one of the leading
12 sculptors in the country. This is -- this is not a
13 slouch here and he's been a great neighbor. You
14 want somebody who has the interest of actually
15 preserving the property and that's what he's
16 interested in doing. We need to encourage that type
17 of land ownership and care that he's taken into and
18 this is some little hitch that I don't -- you know,
19 it doesn't make sense if somebody really wants to
20 own it and maintain it and the City has never done
21 that in decades. What if he sent you a bill for all
22 he's done? You wouldn't want that.

23 But anyway, I think it's a good use
24 for the property, there's that snag with that
25 private owner, but the private owner technically has

1 been landlocked for decades, I don't think they
2 care. Do we want those people? So, anyway, I
3 support it and I think he's going to be a big
4 advocate for improving the trail and being a good
5 neighbor.

6 CHAIRPERSON THOMAS: Thank you. Any
7 further comments?

8 MR. KATZ: Could Vern read the --

9 CHAIRPERSON THOMAS: Not -- I'm
10 waiting for any further public comments. Public
11 hearing I'm going to close.

12 MR. GUSTAFSSON: If I -- before you
13 close?

14 CHAIRPERSON THOMAS: Okay. Reopen
15 public hearing.

16 MR. GUSTAFSSON: If you could, I -- I
17 received this letter today from Gerry Clixby --

18 FROM THE AUDIENCE: Clixby.

19 MR. GUSTAFSSON: Clixby. Orchard
20 Woods Apartments. It was addressed today. I
21 actually stopped in my office just to clarify a
22 couple of things in regards to this issue following
23 a conversation he had with Mr. Katz, dated
24 March 4th, 2020, to myself Vern Gustafsson in
25 regards to the vacation of Thomas Lane.

1 "Dear Mr. Gustafsson, thank you for
2 meeting with me today on short notice. We did not
3 receive any formal written notification concerning
4 the above captioned matter. We were recently
5 notified via voice message from Mr. Katz that the
6 Petitioner. Please note our concerns. Number one,
7 the subject property provides access to our quiet
8 apartment community to minibikes, dirt bikes and
9 other off road vehicles. They are loud, obnoxious
10 and quite often driving across our lawns. Closure
11 of the bridge would help to alleviate this nuisance.
12 Number two, the rails and trails, trails located on
13 the other side of the bridge, is a nice attraction
14 not only to our residents, but also the residents of
15 Indian Village neighborhood.

16 Any vacation that you would consider
17 should preserve access for hikers, bicyclists, dog
18 walkers, et cetera, that use and enjoy the trail on
19 a regular basis.

20 Thank you for considering, sincerely,
21 Gerry Clixby."

22 CHAIRPERSON THOMAS: All right. I
23 mean, I think I'm going to close public hearing. I
24 think what we -- we have more discovery and fact
25 finding, so we're not going to be able to resolve

1 this tonight. So, in the interest of the other
2 Petitioners -- I mean, I think you have a compelling
3 case, but obviously we've got some things to work
4 through. We need everybody to make sure that
5 they're -- it's workable and amenable for all. And
6 I think that can be done with Donovan and with Vern
7 and we'll take it from there.

8 So, may I have a -- as we talked
9 about, unless I have any further comments or
10 questions from my fellow Commissioners.

11 VICE-CHAIR FEGLEY: Just to clarify
12 what exactly we're waiting on for information?

13 MR. GUSTAFSSON: I think some of the
14 information that was given to us tonight provide
15 clarity. I also think that in regards to -- again,
16 we talk about that landlocked parcel which is
17 privately owned and see if there's a way to somewhat
18 accommodate that.

19 MR. GUSTAFSSON: So, we need to kind
20 of -- so, I need to meet with -- have internal
21 conversations and then definitely with our City
22 attorney and see what he would recommend or the best
23 way to address this to make all of the parties --

24 CHAIRPERSON THOMAS: Come to an
25 amenable resolution.

1 MR. GUSTAFSSON: Yeah. And the idea
2 would be obviously is to work with Mr. Katz also
3 here internally within our City to arrange that so
4 we can come back with a solid recommendation.

5 MAYOR WATERMAN: I would also share --

6 CHAIRPERSON THOMAS: Yes, Mayor?

7 MAYOR WATERMAN: -- ask that -- I
8 don't see a report from DPW here. The question is,
9 does there need to be that bridge access for DPW for
10 Clinton River. I think there is some -- as you
11 consult the attorney, I think there is some -- I
12 don't know what the obligations are for maintaining
13 access to that Clinton River area right there.

14 So, it may also be worked out through
15 the multiple different parties in terms of how that
16 would have to be in -- in addition to the other
17 questions you have, so I think we need to do a
18 little work.

19 COMMISSIONER PARLOVE: The other thing
20 that was mentioned was, Mr. Katz had said that Fire
21 Department won't come back to his property? I'm
22 assuming they have to go down the trail to get there
23 if there's a fire? So, what about that aspect of
24 it?

25 CHAIRPERSON THOMAS: That's another

1 fact I didn't -- scenario.

2 So, any further comments or questions?
3 Again, in the interest -- we can't solve this here
4 tonight, we need some more work and in the interest
5 of the other petitioners any further comments or
6 questions or may I have a motion for -- to table,
7 please.

8 COMMISSIONER PARLOVE: I make a motion
9 to table VA -- VSA, I'm sorry, 19-04.

10 COMMISSIONER NORTHCROSS: Support.

11 CHAIRPERSON THOMAS: We have a motion
12 and second and support. Any further comments and
13 questions before we go to roll call?

14 Mr. Gustafsson, roll call, please.

15 MR. GUSTAFSSON: Yes. Commissioner
16 Parlove?

17 COMMISSIONER PARLOVE: Yes, to table.

18 MR. GUSTAFSSON: Commissioner
19 Northcross?

20 COMMISSIONER NORTHCROSS: Yes, to
21 table.

22 MR. GUSTAFSSON: Chair Thomas?

23 CHAIRPERSON THOMAS: Yes.

24 MR. GUSTAFSSON: Vice-Chair Fegley?

25 VICE-CHAIR FEGLEY: Yes, to table.

1 MR. GUSTAFSSON: And Mayor Waterman?

2 MAYOR WATERMAN: Yes, to table.

3 MR. GUSTAFSSON: Okay. Motion passes.

4 AYES: Thomas, Fegley, Parlove,
5 Northcross, Waterman.

6 NAYS: (None.)

7 ABSTAIN: (None.)

8 MOTION CARRIES TO TABLE 5-0-0

9 CHAIRPERSON THOMAS: Thank you. Work
10 with Mr. Gustafsson and Mr. Smith and I'm sure
11 they'll guide you. We want this to work out well
12 for everyone and I'm sure it will. Thank you very
13 much. Thank you.

14 To the next item we will go, this is
15 also a vacation of a fashion, VSA 19-06 a portion --
16 again, a portion of Highwood and City Planner
17 Donovan Smith will present.

18 6.4 VSA 19-06

19 PROPERTY ADDRESS: Portion of
20 Highwood

21 PARCEL NO: 64-14-16-302-005

22 APPLICANT: Joseph Martinez

23 INTENDED USE: Request to Vacate

24 portion of East Highwood Boulevard

25 (Presentation of facts by Mr. Smith.)

1 CHAIRPERSON THOMAS: Thank you very
2 much. I trust the Petitioner's here? Please come
3 forward, state your name and address for the record
4 please.

5 MR. MARTINEZ: Joe Martinez. 296 4th
6 Avenue. Donovan's presented it very well. We have
7 -- we've maintained the property and my neighbors
8 also have maintained this right-of-way for many,
9 many years. And so, we butt up to a fence and it's
10 been sitting there and we've been keeping it up and
11 now it's just -- we just thought, "Hey, let's try
12 and get this so we can develop it more or use it as
13 what we want it to --" it's just -- it looks good
14 and what I like the idea of it also it takes it off
15 of the City and puts taxpayer -- you know, tax money
16 back into the pocket too. There's no taxes being
17 paid on that currently.

18 So, I think if that whole property
19 line that sits -- that whole property line on
20 Highwood extends from Columbia down to I believe
21 Beverly. That whole section is just wasted land
22 that is just kind of there and so we can vacate it
23 and -- and put it on tax rolls and that kind of
24 stuff. I just see it as an opportunity for everyone
25 so everyone can win on it. So, that's all I have on

1 it.

2 CHAIRPERSON THOMAS: I don't mean --
3 back in the day, all of those directional streets
4 Columbia to Beverly including 2nd, 3rd, 4th,
5 whatever were all through streets.

6 MR. MARTINEZ: Yes.

7 CHAIRPERSON THOMAS: Of course it got,
8 you know, they expanded or widened the Highwood and
9 put fence, so there probably is a proper use, in my
10 opinion.

11 But without further ado, I'm going to
12 go to my fellow Commissioners for their comments and
13 questions with you. So, to Commissioner Northcross,
14 please.

15 COMMISSIONER NORTHCROSS: I don't have
16 any questions at this time. I'll wait for the
17 public hearing.

18 CHAIRPERSON THOMAS: Okay. Thank you.
19 Mayor Waterman, please.

20 MAYOR WATERMAN: Same here.

21 CHAIRPERSON THOMAS: Commissioner
22 Parlove, please.

23 COMMISSIONER PARLOVE: No questions.

24 CHAIRPERSON THOMAS: Okay. And
25 Vice-Chair Fegley, please.

1 VICE-CHAIR FEGLEY: No questions.

2 CHAIRPERSON THOMAS: Okay. And -- and
3 I don't either. Once again, those were through
4 streets back in the day and so now you've got a
5 fence and bunch of right-of-way property that's just
6 sitting there with -- becomes troublesome --

7 MR. MARTINEZ: Yes.

8 CHAIRPERSON THOMAS: -- nobody is
9 cleaning it up except you and you don't own it, but
10 you feel an obligation so it seems like a fairly
11 straight ahead proposition, but I'm going to open it
12 up for public hearing. Anyone that would like to
13 come forward, state your name and address for the
14 record.

15 MR. RIVERA: My name is Ove Rivera. I
16 live on 4th Street all the way to Columbia. Those
17 two lots in that are right in there, I've been
18 cleaning them 23 years. General Motors used to
19 clean them, but they didn't do a good job; tractor
20 with bush hog and you know what that looks like
21 after they clean with bush hog, so who clean it? I
22 go and clean it. I got it twice a week, and you're
23 talking about 52 and 135 and 135, because I own the
24 lot behind mine and I clean everything and it -- I
25 would like to move fence and clean it. I would

1 clean everything. But you know, nobody says
2 nothing. I've been cleaning for a long time. I've
3 gone through three tractors. And I -- and you know
4 why I would like to buy it? So, I could fence in,
5 in Columbia and 4th Street, because everybody walks
6 through there. They don't take the sidewalk, they
7 walk right through there and you're talking about
8 four wheelers, they want the come in there they see
9 it nice and clean you can play golf there the way I
10 clean it.

11 And I mean they be turning, doing
12 whatever they want to do. The guys on the other
13 side it's the -- what you call it, a junkyard. They
14 came in and they dig holes and put poles and then
15 they went on the ground and do all that and I told
16 them, "Why are you doing that? That's my property."
17 The one behind me is my property too. He said
18 "Well, that's an easement I think." There's no such
19 thing as an easement if I own both of them. Now
20 they put two big poles right there if I build
21 another house next to me behind me, I can't go in my
22 property, because those guys put all -- all of those
23 things in. Those guys come in there, you know,
24 because they seem empty. I mean electricity,
25 anybody comes in there and they just drive with the

1 trucks and I tell them "You can't be doing that."
2 Nobody says nothing. No lights on Highland which is
3 -- they just turned them on about maybe two weeks
4 ago. We go without lights there at night and
5 constantly going.

6 Now, on the other side they be playing
7 music to about 12:00 at night. I call the police,
8 yeah, they just come by but by that time they're
9 gone. Nobody does nothing except me clean, clean,
10 clean, clean. 23 years I've been doing it.

11 CHAIRPERSON THOMAS: Okay.

12 MR. RIVERA: You tell me what?

13 CHAIRPERSON THOMAS: No, I mean --

14 MR. RIVERA: What?

15 CHAIRPERSON THOMAS: Here is what I
16 was going to tell you.

17 MR. RIVERA: You don't want to sell
18 it, I'll buy it. If you don't want to sell it --

19 CHAIRPERSON THOMAS: That's not the
20 question here tonight. The question is --

21 MR. RIVERA: Don't matter to me.

22 CHAIRPERSON THOMAS: Hold on. Hold
23 on. I normally -- didn't say this -- I didn't say
24 this at the beginning, try to limit public comments
25 to three minutes. And you know, because that's

1 plenty of ample time to make a position without
2 repetition and we kind of went through -- anyhow, so
3 I'm grateful for your time, grateful for your point.
4 But we've got some other petitioners here that --
5 anything that you'd like to conclude with, with
6 regard to making your point?

7 MR. RIVERA: No, that's it.

8 CHAIRPERSON THOMAS: Thank you. Any
9 further public comments -- public hearing. With
10 that being said, I'm going to close public hearing,
11 I'm going to go to my fellow Commissioners for any
12 last minute questions or comments. Commissioner
13 Northcross, please.

14 COMMISSIONER NORTHCROSS: Again, the
15 -- no easement requirements or anything here in the
16 vacation of this property? No utilities or anything
17 buried in the ground?

18 MR. GUSTAFSSON: No, there isn't.

19 COMMISSIONER NORTHCROSS: Get
20 everything from Highwood. Yeah. That completes my
21 questions.

22 CHAIRPERSON THOMAS: Okay. Thank you.
23 Mayor Waterman, please.

24 MAYOR WATERMAN: How about the
25 properties north of Columbia -- I'm sorry, north of

1 4th Avenue here, are they also subject to the same
2 kind of issues in terms of --

3 MR. GUSTAFSSON: Yes, they would.

4 Yeah, but obviously this Petitioner is -- because
5 this one is -- this vacation on these three lots or
6 half of it represents next to his and that's why --
7 we're just looking at that right now.

8 MAYOR WATERMAN: But might the others
9 come back with the same objections on both sides.

10 MR. GUSTAFSSON: Yes, they could.

11 Yeah.

12 MAYOR WATERMAN: So --

13 MR. GUSTAFSSON: Yeah. That's a good
14 point.

15 CHAIRPERSON THOMAS: Any further
16 comments?

17 MAYOR WATERMAN: That's all.

18 CHAIRPERSON THOMAS: Okay.

19 Commissioner Parlove, please.

20 COMMISSIONER PARLOVE: As I'm looking
21 at the configuration of this and I totally
22 appreciate what these gentlemen are saying to us
23 tonight, because I appreciate when we have neighbors
24 that will do the right thing to keep property clean
25 especially with it beside them that they do not own.

1 But this is -- does this become a shape that becomes
2 a buildable parcel?

3 MR. GUSTAFSSON: I don't recall the --

4 COMMISSIONER PARLOVE: The other --
5 the ones adjacent and down the block are deeper
6 because of the --

7 CHAIRPERSON THOMAS: There's a parcel
8 number, I assume.

9 MR. GUSTAFSSON: Actually if you look
10 at the bottom of that graph there, you can see L1,
11 2, 3, 4, 5.

12 COMMISSIONER PARLOVE: Yes.

13 MR. GUSTAFSSON: L1 represents -- it
14 looks as if it is the top number, which is showing
15 15 feet wide.

16 COMMISSIONER PARLOVE: Okay.

17 MR. GUSTAFSSON: Yeah.

18 COMMISSIONER PARLOVE: That makes
19 sense. Okay. Or 15 feet long, right?

20 MR. GUSTAFSSON: Actually, I'm sorry.
21 L1 -- if you look at the --

22 MR. SMITH: L5.

23 MR. GUSTAFSSON: Look at L, it's
24 51 feet wide by roughly about 114 feet in depth.

25 COMMISSIONER PARLOVE: Okay.

1 MR. GUSTAFSSON: So, the size of
2 parcel is smaller than what is allowed.

3 COMMISSIONER PARLOVE: Okay.

4 MR. GUSTAFSSON: And technically the
5 way it's drawn, they don't really have any -- they
6 couldn't have access, it still wouldn't work out.

7 COMMISSIONER PARLOVE: Well, it's on
8 the cul-de-sac, so it -- I guess it would -- it
9 would require a variance in order to build there.
10 And I'm just thinking out loud.

11 But when we had all these extra
12 parcels in the City that we were trying to sell for
13 \$250, you know, is there ultimately any value here
14 if this parcel shape is vacated? And again, I'm
15 just thinking out loud?

16 MR. SMITH: And if I may, currently it
17 is right-of-way.

18 COMMISSIONER PARLOVE: Okay.

19 MR. SMITH: So, even if we were to
20 further develop it, we would have to re-vacate it,
21 pull it off of being right-of-way, create that
22 parcel, then we would have that opportunity to alter
23 it, reconfigure it to make it sellable if that
24 answered that question.

25 COMMISSIONER PARLOVE: Yes, it does.

1 Thank you. Those are the only questions I have.

2 CHAIRPERSON THOMAS: Thank you.

3 Vice-Chair Fegley, please.

4 VICE CHAIR FEGLEY: I don't have any
5 questions.

6 CHAIRPERSON THOMAS: Okay. And I
7 don't either. I'm in favor of this, because it's a
8 -- you know, there are plenty of right-of-way
9 parcels around the City. I've got plenty that I
10 take care of so, to me if I got somebody that wants
11 to take care of it, it's adjacent to your property,
12 it makes sense to me. Any further comments or
13 questions before we seek a motion? May I have a
14 motion, please?

15 COMMISSIONER PARLOVE: I would like to
16 make a resolution of approval. The City of -- make
17 sure I'm reading the right one here. The Pontiac
18 Planning Commission is in receipt of a street
19 right-of-way vacation request submitted by Joseph T.
20 Martinez to vacate a portion of Highwood Boulevard
21 right-of-way between 3rd and 4th Avenue Parcel ID
22 Number 64-14-16-302-005. Whereas, the Pontiac
23 Planning Commission finds the subject right-of-way
24 vacation is not required to remain for access to
25 adjoining property owners; and whereas the Pontiac

1 Planning Commission finds that the proposed
2 right-of-way vacation will not have an adverse
3 effect on the surrounding properties; and now,
4 therefore be it resolved on March 4th of 2020, that
5 the vacation of portion of Highwood Boulevard
6 right-of-way between 3rd and 4th Avenue abutting
7 Parcel ID Number 64-14-16-302-005, is hereby
8 recommended for approval to the City Council.

9 CHAIRPERSON THOMAS: Thank you very
10 much. May I have a second and support, please?

11 COMMISSIONER NORTHCROSS: Support.

12 CHAIRPERSON THOMAS: Okay. We have a
13 motion and second and support. Any further comments
14 or questions before we go to roll call?

15 MR. GUSTAFSSON: Yeah. Commissioner
16 Parlove?

17 COMMISSIONER PARLOVE: Yes, to
18 approve.

19 MR. GUSTAFSSON: Commissioner
20 Northcross?

21 COMMISSIONER NORTHCROSS: Yes. Yes,
22 to approve.

23 MR. GUSTAFSSON: Mayor Waterman?

24 MAYOR WATERMAN: Yes, to approve.

25 MR. GUSTAFSSON: Vice-Chair Fegley?

1 VICE-CHAIR FEGLEY: Yes, to approve.

2 MR. GUSTAFSSON: And Chair Thomas?

3 CHAIRPERSON THOMAS: Yes.

4 MR. GUSTAFSSON: Motion passed.

5 AYES: Thomas, Fegley, Northcross,
6 Waterman, Parlove.

7 NAYS: (None.)

8 ABSTAIN: (None.)

9 MOTION CARRIES 5-0-0

10 CHAIRPERSON THOMAS: Congratulations.

11 MR. RIVERA: Is that only from 3rd to
12 4th? It's not from 4th to Columbia?

13 MR. GUSTAFSSON: No.

14 CHAIRPERSON THOMAS: That would be --
15 if you're you have such an interest then you'll have
16 to come see the Planning Manager and that was
17 basically the question that the Mayor was asking a
18 moment ago, so.

19 COMMISSIONER NORTHCROSS: You're right
20 in back of him, right?

21 MR. MARTINEZ: No, he's -- Mr. Rivera
22 is across the street. Across on 4th Avenue, he's on
23 the north side.

24 MR. RIVERA: 4th and Columbia. So, we
25 have -- yeah, I'll call him.

1 CHAIRPERSON THOMAS: Anyhow, you'll
2 probably have a very successful meeting with Mr.
3 Smith and Mr. Gustafsson, but we can't handle that
4 issue here tonight. So, get them on your calendar
5 pretty quick and go see him and I'm sure you'll have
6 a good meeting. But thank you for coming tonight.

7 To the next item we go. Thank you
8 very much, congratulations. Item 7.1, this is PS
9 19-70. This is at 573 Bradford and Mr. Smith will
10 present.

11 7.1 PS 19-70

12 PROPERTY ADDRESS: 537 Bradford

13 PARCEL NO: 64-14-34-380-044

14 APPLICANT: Ternes Packaging

15 CURRENT ZONING: M-1 Light

16 Manufacturing

17 INTENDED USE: New ground-mounted
18 sign

19 (Presentation of facts given by Mr.
20 Smith.)

21 CHAIRPERSON THOMAS: Thank you very
22 much. I trust the Petitioner is here. Please come
23 forward and state your name ask address for the
24 record, please.

25 MR. FRASIER: My name is Michael

1 Frasier representing Ternes Packaging.

2 CHAIRPERSON THOMAS: And your address?

3 MR. FRASIER: 24333 Indoplex,
4 Farmington Hills, Michigan.

5 CHAIRPERSON THOMAS: All right. You
6 heard Mr. Smith's presentation of your proposal,
7 anything you'd like to add or enhance or --

8 MR. FRASIER: Family-owned business
9 since 1948, bringing 300 jobs here to the City of
10 Pontiac. And we're within the Ordinance so looking
11 -- up and operating, looking forward to getting some
12 directional signs. Thank you.

13 CHAIRPERSON THOMAS: All right. To my
14 fellow Commissioners we'll go. They may have a few
15 questions for you, but to Commissioner Northcross,
16 please.

17 COMMISSIONER NORTHCROSS: No
18 questions.

19 CHAIRPERSON THOMAS: Okay. Mayor
20 Waterman?

21 MAYOR WATERMAN: No questions.

22 CHAIRPERSON THOMAS: Commissioner
23 Parlove?

24 COMMISSIONER PARLOVE: No questions.

25 CHAIRPERSON THOMAS: Vice-Chair

1 Fegley?

2 VICE-CHAIR FEGLEY: No questions.

3 CHAIRPERSON THOMAS: And I don't any
4 questions. This is new business -- public hearing?

5 MR. GUSTAFSSON: No.

6 CHAIRPERSON THOMAS: This is not a
7 public hearing. These items in my mind are usually
8 pretty straight ahead, pretty straightforward which
9 means they can race through the clock which is not a
10 bad thing. May I have any further comments or
11 questions before we seek a motion, please? May we
12 have a motion?

13 COMMISSIONER PARLOVE: I would like to
14 make a motion to approve the Sign Placement Review
15 Application PS 19-70 from Signs & Engraving at 537
16 Bradford Parcel Number 64-14-34-380-044 for the
17 property occupant Ternes Packaging non-illuminated,
18 ground-mounted signs.

19 COMMISSIONER NORTHCROSS: Support.

20 CHAIRPERSON THOMAS: So a motion and
21 support. Any further comments or questions before
22 we go to roll call?

23 MAYOR WATERMAN: What do you do, what
24 is your service?

25 MR. FRASIER: So, Ternes Packaging is

1 a repackaging of automotive parts and this is
2 supported at the GM facility.

3 MAYOR WATERMAN: Good to know that.

4 CHAIRPERSON THOMAS: Mr. Gustafsson,
5 roll call, please.

6 MR. GUSTAFSSON: Yes. Commissioner
7 Parlove?

8 COMMISSIONER PARLOVE: Yes.

9 MR. GUSTAFSSON: Commissioner
10 Northcross?

11 COMMISSIONER NORTHCROSS: Yes.

12 MR. GUSTAFSSON: Chair Thomas?

13 CHAIRPERSON THOMAS: Yes.

14 MR. GUSTAFSSON: Vice-Chair Fegley?

15 VICE-CHAIR FEGLEY: Yes.

16 MR. GUSTAFSSON: And Mayor Waterman?

17 MAYOR WATERMAN: Yes.

18 MR. GUSTAFSSON: Okay. Motion passes.

19 AYES: Thomas, Fegley, Northcross,
20 Waterman, Parlove.

21 NAYS: (None.)

22 ABSTAIN: (None.)

23 MOTION CARRIES 5-0-0

24 CHAIRPERSON THOMAS: Congratulations.

25 Thanks for doing business in Pontiac.

1 Okay. The last item on the formal
2 agenda is -- this is 8.1, it's SPR-19-36 it's at
3 1075 East Walton. And Mr. Smith will present.

4 8.1 SPR 19-36.

5 PROPERTY ADDRESS: 1075 East Walton

6 PARCEL NO: 64-14-10-378-019, -012,

7 -013, -018

8 APPLICANT: Walton Giddings

9 Medical, LLC

10 CURRENT ZONING: C-1 Local Business

11 Commercial

12 PROPOSED USE: Cranbrook Assisted

13 Living.

14 MR. SMITH: Yes, sir.

15 (Presentation of facts given by Mr.
16 Smith.)

17 CHAIRPERSON THOMAS: Thank you very
18 much. It looks like the Petitioner is here,
19 correct?

20 MR. GUSTAFSSON: Yes, they are. And
21 if I may, following the meeting in -- Planning
22 Commission meeting in February there's been a
23 considerable amount of dialogue between the
24 applicant and also myself and with responses I do
25 appreciate Vice-Chair Fegley in regards to her --

1 clarification in regards to some of the items that
2 she had with the application and the proposal.
3 Those questions were given over to the applicant,
4 they responded which were in your packet and we did
5 have a brief meeting here this evening prior to the
6 Planning Commission meeting to clarify their
7 position in regards to their examination of the
8 Ordinance and determination of the room sizes as it
9 relates to an assisted living facility. To bring
10 everybody up to speed, there was quite a bit of
11 conversation within the last month. So, I
12 appreciate everybody's time and energy, including my
13 Commissioners and also the applicants to do that.

14 CHAIRPERSON THOMAS: Thank you very
15 much. Petitioner is here, correct?

16 MR. GUSTAFSSON: Yes.

17 CHAIRPERSON THOMAS: Like to come
18 forward and state your name and address for the
19 record?

20 MR. ABDELNOUR: Good evening. My name
21 is Ghassan Abdelnour from GAV & Associates,
22 architect. I'm representing the owner and --

23 CHAIRPERSON THOMAS: Address, please?

24 MR. ABDELNOUR: Yeah. 24001 Orchard
25 Lake Road, Farmington, Michigan.

1 CHAIRPERSON THOMAS: Okay. And you
2 heard Mr. Smith's presentation of your proposal.
3 Anything that you'd like to add or --

4 MR. ABDELNOUR: Absolutely. We went
5 through the stuff, we provided them with all the
6 site revisions with the landscaping, we took the
7 extra parking and we kept the area for future if
8 it's needed. And the building itself stayed the way
9 it is, we have a three-story building with the same
10 materials and everything so -- and we did provide a
11 landscape plan and I can take any questions.

12 CHAIRPERSON THOMAS: Okay. Very good.
13 To my fellow Commissioners we'll go. And
14 Commissioner Northcross, please.

15 COMMISSIONER NORTHCROSS: Will all
16 your residents be assisted living residents?

17 MR. CWAGENBERG: If I could --

18 CHAIRPERSON THOMAS: State your name
19 and address for the record, please.

20 MR. CWAGENBERG: Philip Cwagenberg.
21 I'm an attorney with the office of Ishbia &
22 Gagleard, 251 East Merrill in Birmingham. I've --
23 I've -- just a little bit about me, I've had a
24 healthcare practice for about 30 years now and the
25 questions regarding an assisted living facility are

1 in my -- in my basket, because this is a healthcare
2 facility.

3 The specific answer to your question,
4 there are two types of patients. Two types of
5 residents, because under the State guidelines, when
6 a person is admitted to this facility, because
7 that's the process, it's an admission rather than
8 somebody coming in and renting space. When a
9 person's admission -- is admitted they have to meet
10 admission criteria. The Michigan criteria for
11 assisted living facility with a memory care unit is
12 a person must require assistance with activities of
13 daily living. The regulations spell out that if a
14 person is unable to bathe themselves, toilet
15 themselves, dress themselves, ambulate, get up from
16 or rise from sitting to standing, or managing their
17 own medications then they are qualified. Then they
18 are capable of being admitted to an assisted living
19 facility. Those types of situations arise in two
20 circumstances. Either the person has some sort of
21 physical disability, perhaps extensive arthritis and
22 they can't get up, can't get out of bed on their
23 own, can't dress themselves. Or if a person has a
24 -- is physically capable, but doesn't have the
25 mental status because of Alzheimer's and the like,

1 they would be similarly situated, similarly
2 admissible, because they -- they would require
3 management assistance for those same activities,
4 activities of daily living.

5 This facility is designed to
6 accommodate both of those types of residents, both
7 of those types of patients. Those that have
8 physical disabilities and those that have cognitive
9 disabilities.

10 COMMISSIONER NORTHCROSS: The -- I'm
11 just trying to remember if the residents who will be
12 in your facility, if there will only be residents
13 who are residents that require assisted living.
14 Could -- would you be able to allow residents who do
15 not require assisted living, the -- the -- the
16 different services of assisted living to reside in
17 your facility, I mean, is this exclusively just for
18 assisted living? Or is it a facility that provides
19 assisted living services and would allow residents
20 who are not admitted as -- as assisted living as
21 those residents needing assisted living services,
22 because they also reside there?

23 MR. CWAGENBERG: The facility will
24 only permit people that require assisted living
25 services. The regulations promulgated by the Bureau

1 of Health Services requires the facility to set up
2 admission criteria. If a person presents, meets
3 those admission criteria, then the person can be
4 admitted. Once that person no longer meets those
5 admission criteria, the person is discharged. It's
6 not somebody who is cancelling a lease, walking out
7 on a lease, it's somebody who no longer requires a
8 level of care a provided here. It's really no
9 different than getting admitted to a hospital. If
10 you are acutely ill, then you are -- you are capable
11 of qualifying to be admitted to a hospital for
12 services. If you are not acutely ill, you're
13 chronically ill so you don't need the acute care in
14 the hospital where you might require nursing
15 services, you get into a nursing home. If you
16 aren't acutely ill, you aren't chronically ill, but
17 you have difficulties with -- with daily activities,
18 then you would be qualified, then meet the criteria
19 to be admitted to an assisted living facility. And
20 somewhere in between there are -- are inpatient
21 rehabilitation services, someone who is not
22 critically ill, but they require inpatient OT,
23 inpatient PT, those people are -- are qualified to
24 get into those facilities. So, for us, we'll be
25 assisted living.

1 COMMISSIONER NORTHCROSS: Thank you.

2 CHAIRPERSON THOMAS: Thank you very
3 much. Mayor Waterman, please.

4 MAYOR WATERMAN: So, you answered Mr.
5 Northcross' question and you said that there two
6 kinds of patients, one who has physical disabilities
7 the other one with --

8 MR. CWAGENBERG: Cognitive --

9 MAYOR WATERMAN: Huh?

10 MR. CWAGENBERG: Cognitive
11 disabilities.

12 MAYOR WATERMAN: Right. That's very
13 good. So, let me ask you this too, a facility of
14 this type which is under the State licensing, the
15 certificate of occupancy will also limit the kind of
16 residence who can live here as well, correct?

17 MR. GUSTAFSSON: Correct.

18 MAYOR WATERMAN: So, the question was
19 can they designate for some kind of other living --
20 I think I was here for the first discussion and I
21 think that was temporary site plan at the time came
22 back with a permanent site plan. I remember there
23 was some discussion about landscaping, but I think
24 another big discussion was -- and somebody was
25 supposed to some homework about that is the size of

1 a similar facilities and we had asked that some
2 research of information brought back this time --

3 MR. CWAGENBERG: Mr. Kahn has
4 information about 5th of -- 1st of May, 5th of May.

5 MAYOR WATERMAN: Site similar
6 facilities in --

7 MR. KHAN: My name is Ron Kahn. I was
8 here before, last time.

9 CHAIRPERSON THOMAS: Name and address
10 for the record?

11 MR. KHAN: My name is Ron Kahn, I'm
12 representing the location here 1075 East Walton.
13 So, basically what we're doing is looking at all of
14 the facilities that were in the City of Pontiac. I
15 didn't find -- there's not really a licensed home
16 for the aged right now to kind of compare apples to
17 apples. What I did though -- find is that there is
18 one called "First & Main" about 1.9 miles away,
19 their rooms are at 325 square foot a person and
20 they're licensed facility assisted living
21 Alzheimer's, dementia. And to go back to the
22 question from before, they are going to be to get --
23 to have some sort of requirement to get in. There's
24 an admission process, we do medication management
25 for them. It's going to be, you know, like I

1 said -- like he was explaining, more of a step down
2 from an acute skilled nursing facility or something
3 of that sense you know, it's not where they are
4 actively, you know, driving a car, nobody in this
5 facility can like drive. They're going to need help
6 with bathing, their grooming, their dressing,
7 ambulating, transporting, all of that going to be
8 provided for them, because they're not going to be
9 able to do so.

10 As far as the size goes, the only one
11 that I could find was First & Main, it's a state of
12 art facility about like I said, 1.9 miles away,
13 built about two-and-a-half years ago and we are
14 superseding them by about 70 square feet as part of
15 their space they're using right now as a home for
16 the aged which is what we would be licensed for. We
17 will be scrutinized by the State, we have to go
18 through the whole license procedure so of course we
19 have to meet their requirements and that goes not
20 only for the space, but also for the care that we
21 have to give, we have to have a full administrative
22 staff, nurses there's a whole staff that goes into
23 place actually to run this facility. It's not just
24 going to be something where, you know, there is
25 going to be something where -- you know, everyone is

1 going to be needing some sort of assistance. At a
2 minimum, it's going to be at least transporting
3 them, ambulating them to their room to where they --
4 the dining area and also they need help in feeding
5 them and whatnot.

6 But we will see things such as not
7 only Alzheimer's, we'll see chronic heart failure,
8 you are going to see COPD, end-stage chronic
9 pulmonary disease. There's a lot of disease that
10 kind of go under the umbrella of this facility, but
11 just to give a gist of what kind of people that
12 we're going to have in there, they're going to be
13 mostly diagnosed with those.

14 MAYOR WATERMAN: Any reason why you
15 limited your comparable search to places within
16 Pontiac or close by Pontiac? Assisted living
17 facilities are not an unusual phenomena, I mean,
18 they exist.

19 MR. KAHN: Oh, absolutely. I was just
20 checking under the license -- the exact license that
21 we are going to be going under is called "Home for
22 the Aged" under LARA. Anything that is 20 beds and
23 above is home for the aged. If it's one to six it's
24 a group home. It can be up to 1 to 12, but after 6
25 you have to have a fire suppression system put in

1 place. But anything 20 beds or above is home for
2 the aged which there is currently no active license
3 in the City of Pontiac. And I looked that up with
4 the State of Michigan and the attorney has also.

5 MR. CWAGENBERG: I understand your
6 question about comparable facilities. Because of
7 this specific information is not publicly available.
8 Ron -- Ron was able to get the information from
9 First & Main and -- and that's what he has for
10 comparison size. He's also correct that there are
11 currently not assisted -- licensed assisted living
12 facilities in Pontiac. When I did my review with
13 the State, I found that the last license was an
14 entity called Grovecrest Assisted Living on Prall
15 Street. Apparently it lost its license in May of
16 2018, and from my research, because they still have
17 a Facebook page, from my research that physical
18 building was first built in the '50s and went
19 through a series of different uses over the years,
20 and its most recent use was as an assisted living
21 facility, but it lost its license.

22 So, right now this product is not
23 available in Pontiac. That's one of the goals is --
24 is to bring this product to a sort -- to a location
25 where it's needed, where it's not otherwise

1 available.

2 MAYOR WATERMAN: You're telling me
3 that this kind of assisted living facility for
4 seniors, privately owned is a rare animal?

5 MR. CWAGENBERG: No. No. It's not a
6 rare animal by no means. I'm saying that the
7 publicly available information with respect to
8 specific room sizes, that was the focus of the
9 inquiry, is not readily available. But, no, they're
10 all over the place. I readily concede that there
11 are assisted living facilities in many communities
12 all around here. Even just a simple search will
13 take you to Senior Life, which will list 10, 15, 20
14 assisted living facilities in the metropolitan
15 Detroit area. There are none in Pontiac, but there
16 are in other surrounding communities. It's just we
17 can't find specific room sizes on the public search.

18 MAYOR WATERMAN: Interesting.

19 MR. CWAGENBERG: The other point that
20 I was asked to take a look at was a question of the
21 bedroom size. A proposed 409 square feet in the
22 context of the requirement that Pontiac has for a
23 600-square foot minimum for a dwelling unit. And
24 having reviewed Pontiac's Ordinances, the -- the
25 requirements for an assisted living facility don't

1 fall under its building code, it don't fall under
2 its housing code for a dwelling unit. The housing
3 code specifically defines a dwelling unit as a -- as
4 a living space -- a residential spaces that consists
5 of an area to sleep, an area to cook and a sanitary
6 area and a living area. Our room don't have a
7 cooking area, don't have -- don't have a dedicated
8 cooking space, don't have a dedicated living space.
9 Because those services are within the scope of the
10 building, they're not attached to each individual
11 room. So technically, realistically we don't meet
12 the definition of dwelling unit as defined in your
13 code.

14 MAYOR WATERMAN: No, that's not what
15 you were describing this facility as, it's not just
16 a typical dwelling --

17 FROM THE AUDIENCE: Right. So, trying
18 to find -- trying to find where we fit and what is
19 the parameter, your code does define what the
20 minimum requirements are for bedroom in the housing
21 code. And the minimum requirements for bedroom
22 under your housing code is a space that contains
23 300 cubic feet of air. Height, length, width. By
24 doing the simple math, I've got to take 300 cubic
25 feet and turn that into floor space. I'm assuming

1 an 8-foot ceiling. 300 divided by 8 is 37.5. And
2 the exercise then tells me that roughly floor space
3 for a bedroom is 40 square feet.

4 MAYOR WATERMAN: So, if you can't find
5 a comparable unit or facility within Pontiac, where
6 else -- I could use names that would be compare
7 yourself with --

8 MR. CWAGENBERG: There are other
9 chains in the area. There's Sunrise Assisted
10 Living. First & Main has -- I know they have a
11 space out near my house in Commerce Township, they
12 have a space in downtown Birmingham, I believe.
13 They have a space in Birmingham and Auburn Hills --

14 MR. KAHN: I think First & Main, yeah,
15 they do --

16 MR. CWAGENBERG: Okay. So, it's a
17 chain that just -- just has entered this market the
18 last few years. Sunrise has been around longer and
19 there are other privately held assisted living
20 facilities under a variety of names, but they're out
21 there.

22 MAYOR WATERMAN: Yeah. Well, I think
23 that that was what we had asked that they be
24 compared, but I'm a little disappointed that after
25 spending all of the time and that was the main

1 question, that we still don't have that type of
2 information except for the one that you have picked,
3 but that completes my questions. Thank you.

4 MR. CWAGENBERG: Thank you.

5 CHAIRPERSON THOMAS: Thank you.

6 Commissioner Parlove, please.

7 COMMISSIONER PARLOVE: Gentlemen,
8 thank you for coming back. I was not part of the
9 conversation during the last meeting that you had,
10 but you were here in the fall, I believe. Was it
11 last fall?

12 MR. CWAGENBERG: It was last month.

13 COMMISSIONER PARLOVE: Last month
14 wasn't your first time here, was it?

15 MR. CWAGENBERG: Yeah, we had a height
16 variance.

17 COMMISSIONER PARLOVE: Okay. So, for
18 this corner though, we've been talking about this
19 corner for a while, isn't this the same one about
20 the drive-through, no drive-through?

21 MR. SMITH: Yeah.

22 MR. GUSTAFSSON: Correct.

23 COMMISSIONER PARLOVE: And that was
24 initially brought to us last year?

25 MR. GUSTAFSSON: Yeah.

1 COMMISSIONER PARLOVE: And you're the
2 same group?

3 MR. CWAGENBERG: Yeah, and we decided
4 we're not doing drive-through.

5 COMMISSIONER PARLOVE: Okay. Good.
6 Just to make sure I'm still on the same page with
7 you. The renderings here, I'm going to set aside
8 the room size for a second. The renderings here
9 show some -- some stone type of accents along the
10 very bottom, like the belt -- bottom belt of the
11 building and then up a little bit like columns it
12 looks like on the front, the rest of it is vinyl.
13 Is this -- is this set in stone now these drawings?

14 MR. ABDELNOUR: The vinyl is not
15 actually vinyl, that's material like the concrete
16 material looks like vinyl.

17 COMMISSIONER PARLOVE: Is it like a
18 Hardie Plank?

19 MR. ABDELNOUR: Hardie, yes.

20 COMMISSIONER PARLOVE: Okay. Is it
21 possible to get any more stone on this building?

22 MR. ABDELNOUR: We have the bottom.
23 We have where the columns are. We made them higher
24 and we made the columns and the entrances, but yes,
25 we can. I mean, that's --

1 COMMISSIONER PARLOVE: Because it's
2 going to be something that's hopefully here for a
3 long time and this is -- this is the home for these
4 people, most likely their last home and when their
5 family is coming to visit them, I think it would be
6 a bit more stately if you've got something --

7 MR. ABDELNOUR: Actually, on this
8 building we show a lot of stone for typically if you
9 compare it to other buildings. Around the building
10 for four feet, plus all of the columns, plus the
11 stair, plus the entrances is all actually stone,
12 that's a lot of stone. We have a lot of brick and
13 we have a lot of limestone, so --

14 COMMISSIONER PARLOVE: I'm just seeing
15 a lot of horizontal lines that look like -- because
16 these are, you know, the size of --

17 MR. ABDELNOUR: Also -- actually, the
18 brick in this building works better, because you put
19 some stone, you put some limestone, brick and you
20 put some siding with some shutters. Because usually
21 when we put siding on the top we added the shutter
22 just to create a little bit homey look for the --
23 for the building. I mean, anything can be done, but
24 we taught proportion wise it looks okay. And if you
25 think that we need more stone, I mean, we can, but

1 -- I don't think it's going to help --

2 COMMISSIONER PARLOVE: I -- I don't
3 think -- I don't think it would hurt. So, yes, I
4 would like to see more stone. And then what are the
5 -- what are the materials, there's no samples of
6 what's going to be on the insides of these
7 buildings. What are the -- what are the
8 countertops, what are the --

9 MR. ABDELNOUR: Those will be all
10 submitted when we do the construction document for
11 the inside of the building --

12 COMMISSIONER PARLOVE: You don't have
13 samples of fabrics or anything --

14 MR. ABDELNOUR: What's that?

15 COMMISSIONER PARLOVE: We don't have
16 any samples of fabrics or anything. Again, this
17 is --

18 MR. ABDELNOUR: We didn't get into the
19 construction documents yet. So, we didn't get too
20 much into the inside of the building, but eventually
21 when we submit for the working drawings and
22 construction documents we will be showing all of
23 these.

24 COMMISSIONER PARLOVE: Will that be
25 coming back in front of us, Donovan?

1 MR. GUSTAFSSON: Typically interior
2 finishes do not. But, as relates to facade,
3 building facade-type suggested changes we could
4 bring it back for your information, yes.

5 COMMISSIONER PARLOVE: That would be
6 appreciated. And because this is our first for a
7 City so this -- you might become our benchmark.

8 MR. ABDELNOUR: No problem. We can
9 show -- we can send it and you can share it with
10 them.

11 MR. GUSTAFSSON: Yeah, I'll be more
12 than happy to do that.

13 MR. ABDELNOUR: Yeah.

14 COMMISSIONER PARLOVE: I'm familiar
15 with Sunrise. I have a relative in Sunrise. I
16 understand what the premise is behind that. It's
17 not an apartment, I understand that too, but at the
18 same time it's important for the residents to be
19 comfortable. So, I will then pass it baton to
20 Ashley, because she is our architect on the panel
21 here. So, thank you for your information.

22 MR. ABDELNOUR: Thank you.

23 CHAIRPERSON THOMAS: Vice-Chair
24 Fegley.

25 VICE-CHAIR FEGLEY: Okay. Just to

1 clarify, I'm not a licensed architect as of yet. I
2 still -- still have a couple more tests to take.
3 And I do want to point out a lot of the reason I did
4 deny the petition last month was because of the
5 600 square feet minimum that we have.

6 Now looking back, we don't have
7 anything in the Ordinance that addresses this type
8 of product. So, going forward, I think the City of
9 Pontiac needs to maybe address that shortcoming
10 since these type of buildings are going to be
11 important for the City.

12 With that being said, now that the
13 understanding is that this is not going to be a
14 senior living facility, it's going to be an assisted
15 living which is kind of what I was trying to get
16 clarification on last month, I understand that the
17 400 square feet is a little more amenable to people
18 who do have needs that aren't going to have physical
19 ability or cognitive ability to live on their own.
20 But with that being said, I would like to reiterate,
21 I think we do need as a Planning Commission to go
22 through and see how we could maybe do some type of
23 verbiage in the Ordinance that allows the more
24 clarification on what we want to see moving forward
25 in terms of size for these living spaces.

1 MR. GUSTAFSSON: Okay. And Vice-Chair
2 Fegley, I want to thank you for that. It came --
3 what's happening is -- or not what's happening,
4 what's occurring within our Ordinance that assisted
5 living facility is really not named, it was
6 basically lumped underneath like nursing homes and
7 so forth which is much more extensive care and so,
8 with that, it's kind of a floating out there in
9 regards to how to handle it. And so by suggesting
10 that earlier today, I thank Vice-Chair Fegley for
11 pointing that out and we'll be taking a look at that
12 as part as the zoning text amendments along with a
13 few others also. So, thank you.

14 CHAIRPERSON THOMAS: You know, I'm --
15 my comment would be when I -- I'm from Pontiac, I
16 moved away in my corporate odyssey for about 35
17 years and -- not totally estranged, but then I came
18 back about ten years ago and I had the
19 responsibility of taking care of a 92-year-old aunt
20 who fit into the category that you're talking about.
21 And I can say that 400 square feet was more than
22 ample, in fact 600 square feet would not be good,
23 because those people need to be close contact with
24 staff and assistance and, you know, when you have
25 someone that really has ambulatory issues, whatever

1 those issues might be, cognitive or physical, they
2 need -- they need assistance closer than farther.
3 And one of the things with regard to this parcel,
4 best of my recollection, that parcel has been vacant
5 or derelict for about two decades or longer. And --
6 and I think our in my opinion our Commission needs
7 to do our best to find creative ways. There is a
8 need in this area, I haven't looked at all of the
9 stats, but I've seen enough stats to know that
10 people are living longer, cognitive issues are
11 becoming very problematic and physical issues as
12 well.

13 So, personally I'm -- this is again,
14 it's an area -- or it's a parcel that isn't kind of
15 say this term, it's not like we got a lot of people
16 standing in line and that doesn't mean that we
17 should be desperate, but I think that we have a
18 proper solution here after a long period of time and
19 I think we should find a creative way of
20 facilitating that to best of our ability.

21 Those are my comments. Seek any
22 further comment or question from my fellow
23 Commissioners.

24 COMMISSIONER NORTHCROSS: I would like
25 to support that this is for us in this particular

1 era, this timeframe, a one of a kind, our first and
2 it does set a precedence and I think we'll be doing
3 well to be very diligent and take our time and
4 understand this, and you in staying with us, because
5 we are setting the stage for what may be additional
6 facilities to come. And personally, I'd like to see
7 the -- this facility work well for its residents,
8 for the families, for your company, for all
9 involved. And this is I think the time for us to
10 work out our questions and our concerns in this
11 design period, this time up-front before things are
12 laid in place, set in stone as you would speak.

13 So, thank you for working with us. I
14 think -- you know, I've -- I've learned a lot on
15 this -- this particular project myself and research
16 and understand the relationships and some of the
17 holes that are there. So, I just wanted to put that
18 on record that we are -- I think we are setting a
19 precedence here in the City. So, I applaud my
20 fellow council members here -- council Board members
21 here for taking time in doing the due diligence,
22 also the Planning Department and Mr. Gustafsson and
23 your companies. Thank you.

24 CHAIRPERSON THOMAS: Thank you very
25 much. Any further comments or questions before we

1 seek a motion? May I seek a motion, please.

2 COMMISSIONER PARLOVE: I'd like to
3 make a motion, but should I note in here about the
4 additional review of the exterior?

5 MR. GUSTAFSSON: I'm working on it
6 right now.

7 COMMISSIONER PARLOVE: Okay. Good.
8 I'll wait for you. And we can't forget to vote next
9 week. Tuesday is the big day. Very important.

10 MR. GUSTAFSSON: Okay. I'll -- I'll
11 read it and see if -- okay. So, the paragraph stays
12 the same except for at the end of -- dated
13 February 27th, of 2020, the Planning Commission
14 requests that the exterior facade modifications to
15 include additional natural stone and brick materials
16 on all four sides of the building. Does that make
17 sense? And also request that these changes be
18 brought back to the Commission for review?

19 CHAIRPERSON THOMAS: Okay. So, we
20 have a motion. May I have --

21 COMMISSIONER PARLOVE: Do we need to
22 read the whole thing?

23 MR. GUSTAFSSON: Hmm?

24 COMMISSIONER PARLOVE: Do we need to
25 read the whole thing?

1 MR. GUSTAFSSON: Yes.

2 COMMISSIONER PARLOVE: Okay. So, we
3 haven't read the motion.

4 MR. GUSTAFSSON: Not yet.

5 COMMISSIONER PARLOVE: All right. I
6 will fill in as we need to at the end. I make a
7 motion to approve -- oh, this is for SPR 19-36. I
8 make a motion to approve the preliminary site plan
9 SPR 19-36 from Walton Giddings Medical, LLC at 1075
10 East Walton Boulevard Parcel Number
11 64-14-10-378-012, and -103, and -018, and -019 and
12 allow the Planning Division to approve a final site
13 plan after the Planning Division conducts a
14 technical review of a submitted site plan that
15 adheres to all review requirements in Planning
16 Division's Site Plan Review letter dated February
17 27th, 2020. The Planning Commission also requests
18 extra facade modification to include stone --
19 natural stone and brick on all four sides of the
20 building and all changes to be brought back in front
21 of the Planning Commission for final approval.

22 MR. GUSTAFSSON: Correct.

23 COMMISSIONER PARLOVE: Thank you.

24 COMMISSIONER NORTHCROSS: Support.

25 MR. ABDELNOUR: Just for information,

1 so we have to submit it? To come to a meeting like
2 this or just submit to the Planning Department?

3 MR. GUSTAFSSON: You can submit it to
4 us and depending on the changes so forth, we'll
5 bring it back to the Planning Commission and present
6 it to them and we can go from there.

7 MR. ABDELNOUR: No problem.

8 MR. GUSTAFSSON: Yeah.

9 CHAIRPERSON THOMAS: Okay. We have a
10 motion. May I have a second and support, please?

11 COMMISSIONER NORTHCROSS: Support.

12 CHAIRPERSON THOMAS: Okay. Any
13 further comment or questions before we go to roll
14 call?

15 MAYOR WATERMAN: Just for the Planning
16 staff to follow up on that original question and,
17 you know, just a little homework assignment either a
18 phone or site visit to Sunrise and get some ideas
19 square footage?

20 MR. GUSTAFSSON: Okay.

21 MAYOR WATERMAN: It's true, we are
22 setting a precedent, we want to make sure we're
23 setting the right precedent.

24 MR. GUSTAFSSON: Okay.

25 CHAIRPERSON THOMAS: Roll call,

1 please.

2 MR. GUSTAFSSON: Yes. Commissioner --
3 Commissioner Parlove?

4 COMMISSIONER PARLOVE: Yes.

5 MR. GUSTAFSSON: Commissioner
6 Northcross?

7 COMMISSIONER NORTHCROSS: Yes, to
8 approve.

9 MR. GUSTAFSSON: Mayor Waterman?

10 MAYOR WATERMAN: Yes.

11 MR. GUSTAFSSON: Vice-Chair Fegley?

12 VICE-CHAIR FEGLEY: Yes.

13 MR. GUSTAFSSON: Chair Thomas?

14 CHAIRPERSON THOMAS: Yes.

15 MR. GUSTAFSSON: Motion passes.

16 AYES: Thomas, Fegley, Northcross,
17 Waterman, Parlove.

18 NAYS: (None.)

19 ABSTAIN: (None.)

20 MOTION CARRIES 5-0-0.

21 CHAIRPERSON THOMAS: Congratulations.

22 Let us know how we can help. Thank you. Okay. To
23 -- finally -- getting close to end here, I open it
24 up to -- we don't have -- unless any of these
25 gentlemen have public comments, but I'll open it up

1 to my fellow Commissioners for last minute public
2 comments starting with Commissioner Northcross?

3 COMMISSIONER NORTHCROSS: How did they
4 do it? Pontiac Central, Pontiac Northern, schools
5 such as McConnell School and Wilson School and a
6 number of other schools that were built in Pontiac
7 during a time when people, boy, they didn't even
8 have a car. Many folks did not own a car, at best
9 they only owned one car. How did they do it? I
10 mean, we did have industry and some other facilities
11 helping out, but still you had a real commitment of
12 the whole community to build a very fine school
13 system.

14 We have an opportunity coming up
15 March 10th, we have two millage proposals that are
16 on the ballot for Pontiac Schools. I heartily
17 support them and then we also have another proposal
18 for the DIA the Detroit Institute of Art which I
19 heartily support. So, I just make those comments
20 about opportunities I believe that are out there for
21 us to capture the wealth of our City and put it back
22 into our City for the betterment of our City. A
23 couple of items that are coming up on this Saturday,
24 March the 7th, at VFW 1370 which is on 800 Cesar
25 Chavez, the Pontiac Optimist Club is holding its

1 wonderful chili cook-off where we get chilis from
2 around Pontiac from some of the best chili chefs
3 there are. And we're -- you'll have a chance to
4 sample and -- and compare your notes with other
5 notes about which is the best chili that's there.
6 Come on out. It will be from 11:00 a.m. to
7 2:00 p.m. I have tickets if you'd like to have
8 tickets. And this is also a great time to rub
9 elbows with some wonderful people. That is again,
10 this Saturday, March 7th, from 11:00 to 2:00 p.m. at
11 VFW 1370 on 800 Cesar Chavez.

12 Then on March 29th, the Alliance For
13 Coalition For Healthy Communities working with
14 Newman AME Church, we're offering training on how to
15 properly administer the intranasal Narcan overdose
16 reversal drug. And this training will be held
17 Sunday, March 29th from 3:00 to 5:30 p.m. at Newman
18 Church which is on 233 Bagley. Now we ask that
19 everyone who is thinking of attending this affair
20 RSVP, make your intentions known. The phone number
21 is 248-332-2800. And that's to make sure that all
22 of the supplies and everything are properly provided
23 for and make sure that we have enough. And again,
24 this is no cost. This is no cost how to administer
25 this Narcan overdose reversal drug. We find this

1 opioid use overdose unfortunately happens all too
2 frequently and this can be another chance for us to
3 save a life. So, those two events are happening. I
4 know the Mayor has a number of events that are
5 coming down the pike, so I'll limit my time now.

6 CHAIRPERSON THOMAS: Thank you very
7 much. Mayor Waterman, please.

8 MAYOR WATERMAN: Yes, I won't go
9 through all of events coming up, there is a lot
10 going on, but I will be at the chili cook-off and I
11 thank the Optimist Club, it's a wonderful event.
12 For those of you who like chili and they have all
13 kinds of varieties, please support the Optimist Club
14 that has done so much value to the City of Pontiac.

15 Also, other clubs, the Rotary Club I
16 will be speaking tomorrow. A lot of clubs are
17 asking for -- giving updates on what's going on in
18 Pontiac, there's a lot. This Planning Commission
19 has been a part of a lot of that that's going on in
20 Pontiac right now. I don't know if you know, but
21 right now we have 38 new building projects that are
22 going on in Pontiac right now, not to mention Amazon
23 which is going full phase. First building will be
24 delivered to Amazon May 1st this year, a couple
25 months. So, I just want to give you an update. The

1 Planning Commission has been involved in some phases
2 of almost all of those projects, so I thought you
3 might like to know what you have brought in the City
4 of Pontiac and that's great to know. The other
5 thing is March 10th. As you said I'm going to
6 double down on that is election day. There are two
7 important ballot initiatives in the City of Pontiac
8 School District. I can't use the airwaves to
9 support the bill one way or the other, but I did
10 make a PSA this afternoon for people. Just remember
11 to vote.

12 And then also the Census which is
13 coming for the City of Pontiac before we meet the
14 next time as a Planning Commission, we will be
15 receiving on March 12th, the first of the
16 notifications that you can fill out your Census
17 application online. So, we're just going to keep
18 reminding you of that, because every one of you out
19 there is who is resident of the City of Pontiac,
20 man, woman, or child, that's \$18,000 just to fill
21 out the nine questions. \$18,000 over the ten-year
22 period before we do another census. So, please be
23 aware of that, do that, vote. Everyone counts in
24 Pontiac.

25 COMMISSIONER NORTHCROSS: Also the Jam

1 Session?

2 MAYOR WATERMAN: Jam Session is
3 Sunday, March the 8th. That is a Census-inspired
4 activity. The price of admission is to pledge that
5 you will fill out your census application. So --
6 not an application, it's a registration. So, that
7 is this coming Sunday, March 8th, doors are open at
8 3:00 the time is 4:00 to 8:00. All kinds of
9 activities and excitement, three-point shootout,
10 free basketball games, exhibition games, plus
11 entertainment, food and speakers will be coming to
12 remind you about the Census. That is at the Pontiac
13 Youth and Recreation Enrichment Center, 825 Golf
14 Drive, off the South Boulevard area. And we hope
15 people will attend and remember -- remember to vote
16 and remember to fill out your census application.

17 CHAIRPERSON THOMAS: Thank you very
18 much. Commissioner Parlove, please.

19 COMMISSIONER PARLOVE: Nothing. Good
20 night.

21 CHAIRPERSON THOMAS: Okay. Thank you.
22 Vice-Chair Fegley, please.

23 VICE CHAIR FEGLEY: I have nothing.

24 CHAIRPERSON THOMAS: Okay. Thank you.
25 Mayor -- and I don't -- I think keep this short, but

1 to those -- all of those items with like 38 that are
2 out there or whatever, it's kind of interesting
3 sitting here in my chair that over the years I have
4 ended up building relationships with those people as
5 they come in. You know, obviously you start to
6 build a level of trust and so sometimes they'll call
7 me, I'll call them and so -- anyhow M-1 Concourse,
8 you know, recently here Glenwood Plaza, McCarroll
9 School, there's still work to be done there, but
10 Amazon -- so Larry Spysinski overseeing Amazon came
11 in to town as he does frequently and he was here on
12 Tuesday. And so we met for breakfast and -- so it
13 just brings me to this point that he does this all
14 over the country. You know, he's -- this is
15 basically replicating, improving, replicating,
16 improving, replicating and improving. And so, he
17 was very, very, very complimentary of the Planning
18 Department and this Planning Commission so, I
19 thought I'd let you know that. So congratulations.
20 Those are my closing comments. May I have a --
21 unless there is any further comments, may I have a
22 motion for adjournment, please.

23 COMMISSIONER PARLOVE: I make a motion
24 the adjourn.

25 CHAIRPERSON THOMAS: May I have a

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

second?

COMMISSIONER NORTHCROSS: Second.

CHAIRPERSON THOMAS: All in favor say
"Aye".

(All ayes.)

(Meeting concluded at 8:42 p.m.)



Minutes certified by:

/s/ Quentina Rochelle Snowden, CSR-5519
QRS Court Reporting, LLC
800.308.0068, 810.691.4226
Certified on: April 16, 2020